Karen Johnson Davidson County
Batch# 979281 DEEDWARR
03/10/2023 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230310-0017495

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230143459**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me, this ~~9th~~ 10th day of March, 2023. Notary Public My Commission Expires: 10/21/2024 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Jennifer J. Westendorf 5600 Kentucky Avenue Nashville TN 37209	Send Tax Bills To: Legacy Home Loans LLC dba Steadfast Mortgage 1036 Stearman Drive, Ste. 6 White House, TN 37188	Tax Information: Tax Parcel ID No. 091 06 0 302.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alex Trambley and Ashley Trambley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer J. Westendorf, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1503, Block 200, on the Map Showing Extension of Plan No. 1, West Nashville to the Morrow Road, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alex Trambley and Ashley Trambley, Husband and Wife, by Warranty Deed from Richard Clem and Murphie Fowler N/K/A Murphie Clem, Husband and Wife, of record in Instrument No. 20170223-0018072, in the Register's Office of Davidson County, Tennessee, dated February 21, 2017, and recorded on February 23, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map Showing Extension of Plan No. 1, West Nashville to the Morrow Road, as recorded in Book 57, Page 173.

This is improved property located at 5600 Kentucky Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of March, 2023.

Alex Trambley

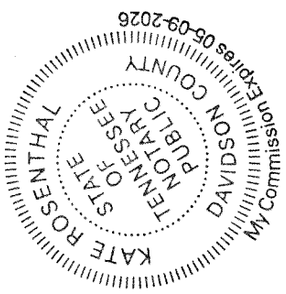
Ashley Trambley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alex Trambley and Ashley Trambley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of March, 2023.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/9/2023.

Date

Affiant Signature

3/10/2023

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10 day of March, 2023.

Notary's Signature

My Commission Expires: 11.22.2023

Notary's Seal (if on paper)

KINA RENEE SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires