This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 996286 DEEDWARR
04/26/2023 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20230426-0030530

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KENNETH DALE BAGWELL**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KELLY DEWAYNE WESTMORELAND, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING APARTMENT UNIT NO. 508 OF HERITAGE VILLAGE CONDOMINIUMS CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED, OF RECORD IN BOOK 4758, PAGE 179, AND AMENDED IN BOOK 4808, PAGE 829, BOOK 5102, PAGE 383, AND BOOK 6380, PAGE 989, AND FURTHER SUPPLEMENTED AND AMENDED BY INSTRUMENT OF RECORD IN BOOK 6484, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH SAID MASTER DEED AS SUPPLEMENTED AND AMENDED. REFERENCE IS HEREBY MADE TO THE PLAT OF HERITAGE VILLAGE CONDOMINIUMS SET FORTH AS EXHIBIT "A" OF SAID SUPPLEMENT AND AMENDMENT TO THE MASTER DEED, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO VICKI S. BAGWELL, UNMARRIED, BY WARRANTY DEED FROM CHRIS A. VALSAMAKIS, MARRIED, DATED APRIL 29, 1991 AND RECORDED ON APRIL 30, 1991, OF RECORD IN BOOK 8340, PAGE 409, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. VICKI S. BAGWELL IS NOW DECEASED. DATE OF DEATH IS APRIL 28, 2021. KENNETH DALE BAGWELL IS THE SOLE HEIR TO THE PROPERTY PURSUANT TO AFFIDAVIT OF HEIRSHIP FILED OF RECORD IN INSTRUMENT NO. 202304260030528 AND INSTRUMENT NO. 202304260030529, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property know as: **508 COLONY TRACE COURT, MADISON, TN 37115**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind itself, its heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, 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.

Witness our hands this 9th day of MARCH, 2023.

KENNETH DALE BAGWELL

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, KENNETH DALE BAGWELL the bargainer with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes therein contained.

Witness my hand and official seal at, Hendersonville, Tennessee, this the 9th day of MARCH 2023.

Notary Public
My Commission Expires: 7-2-24

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this the 13 day of MARCH, 2023.

NOTARY PUBLIC
My commission expires 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s) as follows:
KELLY DEWAYNE WESTMORELAND
508 COLONY TRACE CT.
MADISON, TN 37115

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 042 11 0B/097.00 CO

Tennessee Certification of Electronic Document

I, Britney Garner 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 3/9/23 (date of document).

Affiant Signature

4/18/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9th of March, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

