SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Austin West and
Hailey Barnett
644 Des Moines Dr.
Hermitage, TN 37076

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
213 W. MAIN STREET, SUITE 1
P.O. BOX 337
WOODBURY, TN 37190

Karen Johnson Davidson County
Batch# 1019356 DEEDWARR
06/27/2023 09 11 50 AM 2 pgs
Fees $13 00 Taxes $1,443 00

20230627-0048710

MAP and PARCEL: 07507005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **DEAN R. WEST, a single man,** has this day bargained and sold and do hereby transfer and convey unto, **AUSTIN WEST, an unmarried person and HAILEY BARNETT, an unmarried person ,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, Tennessee and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 67 on the plan of Section Two, Tulip Grove, of record in Plat Book 3700, Page 122, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

FOR source of title to said realty, reference is hereby made to a Warranty Deed from Lela May Reeder to Dean R. West, dated July 10, 2014 and recorded on July 15, 2014, Instrument Number 20140715-0062384, Register's Office for Davidson County, Tennessee.

THIS property is made subject to all matters shown on plat of record in Plat Book 3700, Page 122, Register's Office, Davidson County, Tennessee.

THIS property is made subject Restrictive Covenants as shown of record in Record Book 4134, Page 51, Register's Office, Davidson County, Tennessee.

THIS conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2023 will be prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

I further covenant with the said grantees, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2023 real property taxes which have been prorated between the parties herein and the grantor having paid his pro-rata share unto the grantees, the grantees assume and agree to pay the same when due.

I do further covenant and bind myself, my heirs and assigns to forever warrant and defend the title to the said real estate unto the said grantees, ~~his~~ their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS MY HANDS this 23rd day of June, 2023.

DEAN R. WEST

STATE OF TENNESSEE)
: ss.
COUNTY OF CANNON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **DEAN R. WEST, a single man,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Woodbury, Tennessee, this the 23rd day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 11/24/2024

APRIL MILLER STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $390,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 23rd day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 11/24/2024

APRIL MILLER STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY