Name and Address of New Owner:
Charles Nathaniel Hunnel and Wendy Esther Westrick
708 Winter Court
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1033351 DEEDWARR
08/01/2023 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20230801-0059447

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 172-12-0B-254-00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **The Lynn M. Rochon Trust, dated January 4, 2007**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Nathaniel Hunnel, and Wendy Esther Westrick, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 516 on the Plan of Section Ten, Bradford Hills R-15 Residential P.U.D of record in Plat Book 7900, Page 6 and Book 7900, Page 495, Amended Plat Book 9219, Page 115 and Instrument No. 2014003-0091378 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to The Lynn M. Rochon Trust, dated January 4, 2007 by Quitclaim Deed from Lynn M. Rochon, F.K.A. (formerly known as) Lynn R. Borton of record in Instrument No. 20070104-0001864 Register's Office for Davidson County, Tennessee, dated January 04, 2007 and recorded on January 04, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of July, 2023.

The Lynn M. Rochon Trust, dated January 4, 2007

By: Lynn Rochon, Trustee
Lynn Rochon, Trustee

State of Tennessee
County of ~~Davidson~~ Williamson CCM

Before me, Chelsea L. Moore of the state and county mentioned, personally appeared Lynn Rochon, Trustee of The Lynn M. Rochon Trust, dated January 4, 2007 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Trustee of The Lynn M. Rochon Trust, dated January 4, 2007, the within named bargainor, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 28th day of July, 2023.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary's Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson CCM)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lynn Rochon, Trustee
(Affiant)

Sworn to and subscribed before me this
28th day of July, 2023.

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public
My commission expires:
File No. GNT-23-2894

202308010059447

I, J. Trent Lehman, 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 7/28/23 (date of document).

Affiant Signature

7/31/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 9/21/25

Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY