Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1043158 **DEEDWARR**
08/28/2023 10 15 33 AM 2 pgs
Fees $13 00 Taxes $1,517 00

20230828-0066980

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $410,000 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of August, 2023

NOTARY PUBLIC

My commission expires

STATE OF TENNESSEE NOTARY PUBLIC SEZEN YILMAZ DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 28, 2025

THIS INSTRUMENT PREPARED BY & RETURN TO
Birthright Title, LLC
2800 N Mt Juliet Road
Mt Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBERS
Jessica Mylott and Anthony Mylott	New Owner	064-11-0A-002 00 CO
(NAME)	(NAME)	
102 Chadds Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10 00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Dorothy V. Wescott, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jessica Mylott and Anthony Mylott, wife and husband**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 2, as shown on the map entitled Caleb Chase, a Planned Unit Development, of record in Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to DONALD L WESCOTT AND WIFE, DOROTHY V WESCOTT, by deed from METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book 8196, page 664, dated September 14, 1990, said Register's Office

DONALD L WESCOTT died on or about December 22, 2015, leaving DOROTHY V WESCOTT as the surviving tenant by the entirety

Dorothy V Wescott being one in the same as Dorothy Virginia Wescott

This property is __unimproved _X_improved property known as 102 Chadds Court, Hermitage, TN 37076

PROPERTY TAXES for the current year shall be prorated as of date of deed

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to make this conveyance, that the same is free, clear and unencumbered, except as noted herein, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated

Witness our hands this 24th day of August, 2023

* Dorothy Virginia Wescott by Gerri Lee Helms her attorney-in-fact
Dorothy Virginia Wescott by Gerri Lee Helms
her attorney-in-fact

STATE OF ~~TENNESSEE~~ KENTUCKY
COUNTY OF ~~WILSON~~ SCOTT

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Gerri Lee Helms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Dorothy Virginia Wescott and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No 20230828-0060979 Register's Office of Davidson County, Tennessee

Witness my hand and official seal, this the 24th day of August, 2023

Notary Public
My Commission Expires 8/05/2025

Cheri Anne Buchignani
Notary Public
State at Large-Kentucky
Commission #. KYNP34572
Commission Expires: 8/05/2025