Karen Johnson Davidson County
Batch# 1073282 DEEDWARR
11/17/2023 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $2,460.50
20231117-0089941

| | |
|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter, Patterson & Cox PLLC<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>First Title & Escrow Co., Inc.<br>File No. 37929-10-2023 | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ Williamson<br>The actual consideration or value, whichever is greater, for this transfer is: $665,000.00.<br><br>Wesley Blair<br>Affiant<br><br>Subscribed and sworn to before me this 17th day of November, 2023.<br><br>Notary Public<br>My Commission Expires: |

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Danielle Abernathy<br>Benjamin Abernathy<br>1017 McMahan Avenue<br>Nashville, TN 37216 | Send Tax Bills To:<br>Danielle Abernathy<br>Benjamin Abernathy<br>1017 McMahan Avenue<br>Nashville, TN 37216 | Tax Information:<br>Map and Parcel No.:<br>061 11 0 079.00 |

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, Timothy Michael Westergard and Katherine Herndon Westergard, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Danielle Abernathy and Benjamin Abernathy, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1017 McMahan Avenue, Nashville, Davidson County, Tennessee 37216.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 17th day of November, 2023.

GRANTORS:

Timothy Michael Westergard

Katherine Herndon Westergard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Michael Westergard and Katherine Herndon Westergard, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2023.

Notary Public
My Commission Expires: 9/8/25

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Easterly 60 feet of Lot No. 22 and the Westerly 25 feet of Lot No. 23 on the Plan of I.C. McMahan's Subdivision of Maplewood, Lands of record in Plat Book 547, Page 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lots Nos. 22 and 23 front together 85 feet on the Northerly side of McMahan Avenue and run back between parallel lines 296 feet to a dead line.

Being the same property conveyed to Timothy Michael Westergard and Katherine Herndon Westergard, husband and wife, by Warranty Deed from Ben Hyman and Emily Hyman, husband and wife, of record in Instrument No. 20171010-0103636, in the Register's Office of Davidson County, Tennessee, dated October 04, 2017 and recorded on October 10, 2017.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which are assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of I.C. McMahan's Subdivision of Maplewood, Lands, as recorded in Plat Book 547, Page(s) 78.

Certificate of Authenticity

I, Scott Hubbard, 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

11/17/23.

Date

A. Scott Hubbard

Affiant Signature

November 17, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 17th day of November, 2023

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

