Karen Johnson Davidson County
Batch# 1078135 DEEDWARR
12/04/2023 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20231204-0093575

(Notary Stamp)

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 2023.

Notary Public

My commission expires: _____

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **Lucy Dympna Hayes and Chason Lee McKay** | **New Owner** | **161-02-0-048.00** |
| **485 Westcrest Dr** | | |
| **Nashville, TN 37211** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

**Kiera C. West and Elliot West, wife and husband**

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

**Lucy Dympna Hayes, a single person and Chason Lee McKay, a single person**

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 60, as shown on the map entitled McMurray Hills, of record in Plat Book 3700, page 5, Register's Office for Davidson County', Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kiera C. Gorman, unmarried by Warranty Deed from Caden C. Medders and Priscilla Medders, husband and wife of record in Instrument No. 20151102-0111423 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 2, 2015. The said Kiera C. Gorman now married and is n/k/a Kiera C. West.

This is **improved** property known as **485 Westcrest Dr, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 4th day of December 2023.

Kiera C. West

Elliot West

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kiera C. West and Elliot West, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 4th day of December 2023.

Michelle W Locke
Notary Public
My Commission Expires: 9/14/25




Lenders Title Company File No. 23-001685-525

## Certificate of Authenticity

I, Alicia Hamilton, 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

12/4/23.
Date

Affiant Signature

12/4/23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4 day of December, 2023.

Notary's Signature

My Commission Expires: 3.17.2024
Date

Notary's Seal (if on paper)

