Send Tax Bills To:
Winter Brice
800 Beazer Lane
Antioch, TN 37013

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Winter Brice
800 Beazer Lane
Antioch, TN 37013

Map & Parcel No: 163-11-0C-044.00-CO

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1146562 DEEDWARR
06/12/2024 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20240612-0044071

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED NINETY THOUSAND AND 00/100 (290,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brianna M. Westgate F/K/A Brianna M. Kiser** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Winter Brice and James Brice, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Revised Bell Forge Village III, Section Five of record in Plat Book 6900, Page 632, as amended in Book 7524, Page 552, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brianna M. Kiser, a single woman by Warranty Deed from Luther Troy Bucy, sole Devisee under the last will and Testament of Dorothy L. Bucy of record in Instrument No. 20190327-0027659 Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on March 27, 2019.

Richard Westgate joining in this conveyance to convey any potential marital interests.

Brianna M. Westgate and Brianna M. Kiser are one in the same.

This is IMPROVED property known as 800 Beazer Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

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 10th day of June, 2024 .

Richard Westgate

Richard Westgate

Brianna M. Westgate F/K/A Brianna M. Kiser

Brianna M. Westgate F/K/A Brianna M. Kiser

STATE OF TENNESSEE
COUNTY OF Putnam

On this 10th day of June, 2024, before me personally appeared Richard Westgate and Brianna M. Westgate F/K/A Brianna M. Kiser, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of June, 2024.

HEATHER L BRYANT STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Heather L. Bryant

Notary Signature
My commission expires: 9-22-2027

AFFIDAVIT OF VALUE

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 290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Putnam

Sworn to and subscribed before me this 10th day of June, 2024.

HEATHER L BRYANT STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

Heather L. Bryant

Notary Signature
My commission expires: 9-22-2027

Tennessee Certification of Electronic Document

I, Rebecca Horton, 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 6/10/2024 (date of document).

Rebecca Horton
Affiant Signature

6/10/2024
Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 10th day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/26/26

NOTARY'S SEAL

NICHOLAS F. IAROCCI
Notary Public-State of Rhode Island
My Commission Expires
June 26, 2026