Karen Johnson
Batch # 1149614
06/21/2024 09:12:50 AM
Fees: $23.00 Taxes: $2,264.40
Davidson County
DEEDWARR
4 pgs
20240621-0046614

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN 38464
File # 24525SCM

FROM: WILLIAM WEST AND VALERIE WEST, HUSBAND AND WIFE

TO: KADEN WEST AND WIFE, KINSLEY WEST

WARRANTY DEED

For and in consideration of the sum of SIX HUNDRED TWELVE THOUSAND AND NO/100---($612,000.00)---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, WILLIAM WEST AND VALERIE WEST, HUSBAND AND WIFE, have bargained and sold, and by these presents, do transfer and convey unto the said KADEN WEST AND WIFE, KINSLEY WEST, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Being a parcel of land lying in the 1st Council District of Davidson County, generally described as lying North of Pecan Valley Road, East of and adjacent to Pine Valley Road, West of Old Hickory Boulevard and can be more specifically described as follows:

Beginning at a ½" iron pin set (capped "Meeks 2790") lying at the Eastern edge of the Right of Way of Pine Valley Road. Said pin being the Northwest corner of the herein described parcel of land and being the Southwest corner of the George I. Osment et tux property (Book 4078, Page 248, Register's Office for Davidson County, Tennessee). Said Pin further being the Northeast corner of the Andrew and Brent Upchurch property (Instrument No. 20150223-0015277, Register's Office for Davidson County, Tennessee). Said pin further having Tennessee State Plane Coordinates (NAD 83/Grid North) with a Northing of 692325.26 and an Easting of 1687253.81.
Thence, leaving said Upchurch with said Osment the following eight calls: S61 degrees 33'40" E a distance of 469.04' to a point;

Thence, S 62 degrees 46'02" E a distance of 50.00' to a found ½" iron pin;
Thence, S 69 degrees 01'02" E a distance of 50.00' to a point;
Thence, S 72 degrees 46'02" E a distance of 50.00' to a point;
Thence, S 81 degrees 11'42" E a distance of 50.53' to a found ½" iron pin;
Thence, S 83 degrees 41'57" E a distance of 49.48" to a point;
Thence, S 86 degrees 46'02" E a distance of 44.00' to a point;

Thence, S 89 degrees 31'02" E a distance of 39.00' to a point. Said point being the Northeast corner of the herein described parcel of land. Said pin lying N 18 degrees 54'23" W a distance of 11.81' from a ½" iron pin marking the Northwest corner of the Brenda & Matthew Smith Property (Instrument No. 20190812-0079744, RODCTN).
Thence, leaving said Upchurch at 11.81' and continuing with said Smith S 18 degrees 54'23" E a total distance of 1,341.67' to a found ½" iron pin capped "Gafron." Said pin marking the Southwest corner of said smith and a point in the Northern boundary line of the James Bryan Lewis Trustee property (Instrument No. 20121231-0120589), Register's Office for Davidson County, Tennessee).

Thence, leaving said Smith with said Trustee the following four calls: S 44 degrees 40'56" W a distance of 140.09' to a found ½ in iron pin;

Thence, S 33 degrees 10'01" W a distance of 267.57 to a 40" Red Oak tree;
Thence, N 59 degrees 08'17" W a distance of 515.44' to a set ½" iron pin capped "Meeks 2790";
Thence, S 80 degrees 09'45" W a distance of 146.54' to a set ½" iron pin capped "Meeks 2790". Said pin marking the Northwest corner of said Trustee property and point in the Northern boundary line of the Terry E. Wilkes & Joseph S. Dozier property (Instrument No. 20170112-0003479, Register's Office for Davidson County, Tennessee).
Thence, leaving Trustee with said Dozier the following four calls: N 31 degrees 09'25" W a distance of 832.19' to a found ½" iron pin;

Thence, S 75 degrees 02'42" W a distance of 334.06' to a found ½" iron pin;
Thence, S 81 degrees 48'28" W a distance of 101.56' to a found ½" iron pin'

Thence, S 49 degrees 50'23" W a distance of 672.77' to a set ½" iron pin capped "Meeks 2790". Said pin being the Southwest corner of the herein described parcel of land and the Southeast corner of the Tonya Ferguson Blankenship property (Book11458, Page 184, RODCTN).

Thence, leaving said Dozier with said Blankenship N 08 degrees 07'58" E a distance of 742.08' to a found ½" iron pin. Said pin being the Southwest corner of the Andrea English property (Instrument No. 20210423-0054352, Register's Office for Davidson County, Tennessee).

Thence, leaving said Blankenship with said English the following two calls: S 85 degrees 03'14" E a distance of 490.57' to a found ½" iron pin;

Thence, N 80 degrees 18'53" E a distance of 166.67' to a found ½" iron pin. Said pin marking the Southeast corner of said English property and the Southwest corner of said Upchurch.

Thence, leaving said English with said Upchurch the following two calls S 63 degrees 31'50" E a distance of 98.52' to a found ½" iron pin;

Thence, N 13 degrees 08'13" E a distance of 815.76' to the Point of Beginning. Containing 1,761,055.21 square feet or **40.43 acres**, more or less, according to a survey by Joshua A. Meeks (TN RLS#2790) of Meeks Land Surveying dated 2-26-2023 (Pine Valley Road).

Subject to a 50-foot easement for ingress and egress as set out in Book 5029, Page 928, Register's Office of Davidson County, Tennessee.

Subject to Agreement for Dedication of Easement for Ingress/Egress and Utility as set out in Book 7199, Page 418, Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenant for detached structure in Instrument Number 20230531-0041102, Register's Office of Davidson County, Tennessee.

This being the same property conveyed to William West and Valerie West, husband and wife by Warranty Deed from Terry E. Wilkes and Joseph S. Dozier dated April 10, 2023 of record in Instrument No. 202304120026682, Register's Office of Davidson County, Tennessee.

THE PARTIES HERETO ACKNOWLEDGE THAT PAUL B. PLANT, ATTORNEY AT LAW, IS NOT THE CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF SECTION 6045 OF THE INTERNAL REVENUE CODE, AS AMENDED BY THE TAX REFORM ACT OF 1986.

MAP 56, PARCEL 8.00
PROPERTY ADDRESS: 5040 PINE VALLEY ROAD, ASHLAND CITY, TN 37015

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said KADEN WEST AND WIFE, KINSLEY WEST, their heirs and assigns forever. And we do covenant with the said KADEN WEST AND WIFE, KINSLEY WEST, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for matters as set out above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to KADEN WEST AND WIFE, KINSLEY WEST, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 14th DAY OF June, 2024.

WILLIAM WEST

VALERIE WEST

STATE OF Alabama
COUNTY OF Lauderdale

On this 14 day of June, 2024, before me personally appeared WILLIAM WEST AND VALERIE WEST, HUSBAND AND WIFE, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Florence, in the State of Alabama.

SEAL

CASSIDY JAMES NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 12-16-2026

NOTARY PUBLIC Cassidy James
My Commission Expires: 12/16/26

I, or we, hereby affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 612,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 14 day of June, 2024.

SEAL

NOTARY PUBLIC Cassidy James
My Commission Expires: 12/16/26

CASSIDY JAMES NOTARY PUBLIC MY COMMISSION EXPIRES 12-16-2026 ALABAMA STATE AT LARGE

NEW OWNERS: KADEN WEST AND WIFE, KINSLEY WEST
ADDRESS: 5040 Pine Valley Rd, Ashland City, TN 37015

SEND TAX BILLS TO:	MAIL RECORDED DOCUMENT TO:
Same	Same