Karen Johnson Davidson County
Batch# 1157841 DEEDWARR
07/15/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240715-0052832

Prepared By & Return To:
Tennessee Title Services LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3123

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of July, 2024

Carmen Coats
Notary Public

Commission Expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Luke Schrotberger 1709 6th Avenue North #A Nashville, TN 37208	LEGACY HOME LOANS, LLC 1036 STEARMAN DR, STE 6 WHITE HOUSE, TN 37188	081-08-0H-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kenneth West, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luke Schrotberger, an unmarried man,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of West Townhomes of Sixth, a Horizontal Property Regime with Private Elements of record in Exhibit "A" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20070622-0074859, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth West, unmarried by Warranty Deed from Orlando Gonzalez, free from the claims of any present or future wife he may have of record in Instrument No. 20031001-0145150, Register's Office for Davidson County, Tennessee, dated September 26, 2003 and recorded on October 01, 2003.

This property was never a primary residence of the grantor or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1709 6th Avenue North #A, Nashville, TN 37208

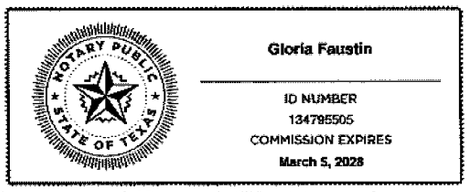
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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.

Dated this the 8th day of July, 2024.

Kenneth West

Kenneth West

STATE OF Texas
COUNTY OF Denton



On this 8th day of July, 2024, before me virtually appeared Kenneth West 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 9th day of July, 2024.

Gloria Faustin

Notary Signature
My commission expires: 03/05/2028

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **July 8, 2024**.

Affiant Signature

July 12, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 12th day of July, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25