Karen Johnson Davidson County
Batch# 1167942 DEEDWARR
08/12/2024 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.53
20240812-0060818

Prepared By & Return To:
Tennessee Title Services LLC-
Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-24-2072

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th 8th day of August, 2024

Notary Public

Commission Expires: 10/24/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taramis High 502 Upsall Drive Antioch, TN 37013	Newowner	163-11-0C-038.00-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,

Lora L. Westlund, an unmarried woman

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

Taramis High

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 Lot No. 38 on the Plan of Revised Bell Forge Village III, Section Five, a Planned Unit Development, of record in Plat Book 6900, Page 632, as amended in Book 7524, page 552, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lora L. Westlund, an unmarried woman by Warranty Deed from Jeff B. Purvis, an unmarried man of record in Instrument No. 20180202-0010775, Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 02, 2018.

Specific Power of Attorney for Lora L, Westlund dated August 5, 2024, recorded on _____, of record in Instrument No. _____202408120060817____, Register's Office for Davidson County, Tennessee

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: 502 Upsall Drive, Antioch, TN 37013

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 5th day of August, 2024.

Lora L. Westlund by Jacob Vincent Pulford, her Attorney-In-Fact

Lora L. Westlund by Jacob Vincent Pulford, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jacob Vincent Pulford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Lora L. Westlund, and that he is authorized by Lora L. Westlund to execute this instrument on her behalf.

Witness my hand, at office, this 5th day of August, 2024.

Notary Signature
My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

My Comm. Expires
9/27/2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/5/2024 (date of document).

Jennifer Russell
Affiant Signature

8/8/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8 day of August 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

