Karen Johnson Davidson County
Batch# 1173046 DEEDWARR
08/21/2024 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20240821-0064384

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00. Affiant Subscribed and sworn to before me on AUGUST 20, 2024. NOTARY PUBLIC MY COMMISSION EXPIRES: 9-7-26
File No.: 2024-0307	

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
William Curtis McCabe and Celia J. Dawson 3117 Kinross Ave. Nashville, TN 37211	Rocket Mortgage 1050 Woodward Ave. Detroit, MI 48226	119-14-0-340.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRENT MATTHEW WESTLAKE AND ELIZABETH BRYANT WESTLAKE, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **WILLIAM MCCABE AND CELIA DAWSON, MARRIED TO EACH OTHER**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Resubdivision of Lots 74, 75 & 76 of Airdrie Subdivision "C", of record in Plat Book 8250, page 295, 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 BRENT MATTHEW WESTLAKE AND ELIZABETH BRYANT WESTLAKE, HUSBAND AND WIFE, by deed from KAITLIN E. GUEST GRUBBS AND TAYLOR H. GRUBBS, WIFE AND HUSBAND, of record in Instrument No. 20180517-0047226, dated May 16, 2018, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 3117 Kinross Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hands on August 20, 2024.

Grantor:

Brent Matthew Westlake

Elizabeth Bryant Westlake

STATE OF TENNESSEE

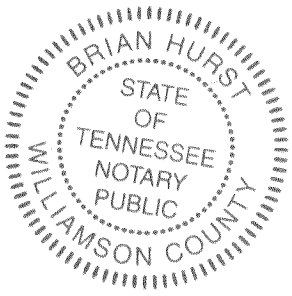
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Brent Matthew Westlake and Elizabeth Bryant Westlake, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2024.

Notary Public

My Commission expires: My Commission Expires: May 20, 2028



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 8/20, 2024.

Affiant
Date: August 21, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of August, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

