Karen Johnson Davidson County
Batch# 1178482 DEEDWARR
09/06/2024 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20240906-0068804

WARRANTY DEED

JOSHUA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 20, 2028

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 09/05/2024

NOTARY PUBLIC

MY COMMISSION EXPIRES 6/20/28

THIS INSTRUMENT PREPARED BY
ENCLOSED Nashville LLC, 278 Franklin Road Suite 160
Brentwood, TN 37027
file # 2024-12606-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Carl Anthony West	**CMG Mortgage Inc. dba CMG Home Loans**	150-09-0B-516.00-CO
516 Forest Pointe Place	3160 Crow Canyon Rd, Suite 400	
Antioch, TN 37013	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Austin B. Decker and Emma Lynn Decker, married to each other, as tenants by the entirety

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carl Anthony West, a single man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 516 of Forest Pointe Condominiums, a Condominium Development as set forth in Plat Book 7900, Page 281 and as depicted and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Forest Pointe Condominiums of record in Book 7801, Page 463 as amended in Book 8050, Page 853 and Instrument Number 20030712-0097022, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Marsha Decker and David Decker, wife and husband by Warranty Deed from Bettie R. McGuffey, unmarried of record in Instrument No. 20150713-0067617 Register's Office for Davidson County, Tennessee, dated July 02, 2015 and recorded on July 13, 2015.

Being the same property conveyed to Marsha Decker and David Decker, wife and husband and Austin B. Decker, an unmarried man by Quitclaim Deed from Marsha Decker and David Decker, wife and husband of record in Instrument No. 20150818-0083097 Register's Office for Davidson County, Tennessee, dated August 05, 2015 and recorded on August 18, 2015.

Being the same property conveyed to Austin B. Decker and Emma Lynn Decker, married to each other, as tenants by the entirety by Quitclaim Deed from Marsha Decker and David Decker, wife and husband and Austin B. Decker, a married person , who acquired title as an unmarried man of record in Instrument No. 20230720-0055987 Register's Office for Davidson County, Tennessee, dated July 14, 2023 and recorded on July 20, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 516 Forest Pointe Place 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on September 5, 2024.

Austin B. Decker

Emma Lynn Decker

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Austin B. Decker and Emma Lynn Decker, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this September 5, 2024.

Notary Public

My Commission Expires: 6/20/28

JOSIE A THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 20, 2028

File #: 2024-12606-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 5, 2024.

J. Carlton Drumwright

September 5, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 5, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY