THIS INSTRUMENT PREPARED BY:

Jack Franklin, Attorney at Law
10 E. Bockman Way
Sparta, TN 38583
File No.: 24-093

Karen Johnson Davidson County
Batch # 1188669 DEEDWARR
10/02/2024 10:54:44 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20241002-0076406

Send Tax Bills To:

W. G. West Family Limited Partnership
PO Box 238
Sparta, TN 38583

Map & Parcel No.: 103.01 - 0 - 011.00

WARRANTY DEED

THIS INDENTURE, made and entered into this 28 day of August 2024, by and between **David R. Watson as Managing Member of SDI Property**, Grantor, and **W. G. West Family Limited Partnership**, Grantee.

WITNESSETH: That for and in consideration of **Eight Hundred Thousand and 00/100 ($800,000.00) Dollars** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantees the following described real estate and situated in Davidson County, Tennessee Being Lot A on the Plan of the Re-subdivision of Lots 1 to 4 of Westboro Subdivision, as of record in Book 3106, Page 152, Register's Office for said County, described more fully as follows:

Beginning at the iron pin located in the northern margin of Charlotte Pike, said pin being located 360.0 feet west of the center line of Westboro Drive; thence with the right-of-way margin of Charlotte Pike, S 41 degrees 12 minutes W 152.5 feet to an iron pin; thence leaving said right-of-way of Charlotte Pike N 57 degrees 49 minutes W 227.8 feet to an iron pin in the southern margin of an alley; thence with the margin of said alley N 41 degrees 12 minutes E 188.25 feet to an iron pin; thence S 48 degrees 48 minutes E 225.0 feet to the point of beginning.

Being property conveyed by deed of record as Instrument No. 20160826-0089680 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, its successors and assigns in fee simple forever.

And the said Grantor does hereby covenant with the said Grantee that he is lawfully seized in fee simple of the afore described real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the said Grantor the day and year first above written.

SDI Property

By: David R Watson Mgr.
David R. Watson, Managing Member

FORM FOR OATH

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$800,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William D. West

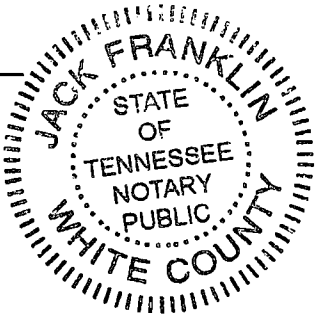
Affiant

Subscribed and sworn to before me, this 30th day of August 2024.

Jack Franklin

Notary Public or Register

My commission expires: 3/25/26



PROPERTY ADDRESS:
PO Box 238
Sparta, TN 38583

STATE OF UTAH
COUNTY OF Salt Lake

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David R. Watson as Managing Member of SDI Property** to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 28 day of August 2024.

Notary Public
My commission expires: 05 20 2028

NOTARY PUBLIC
EBLYN DEJONGE
COMM. # 737270
MY COMMISSION EXPIRES
MAY 20, 2028
STATE OF UTAH