THIS INSTRUMENT PREPARED BY:

Jack Franklin, Attorney at Law
10 E. Bockman Way
Sparta, TN 38583
File No.: 24-092

Karen Johnson Davidson County
Batch # 1188669 DEEDWARR
10/02/2024 10:54:44 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20241002-0076407

Send Tax Bills To:

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

Map & Parcel No.: 041 08 0 065.00

WARRANTY DEED

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

WITNESSETH: That for and in consideration of **Nine Hundred Thousand and 00/100 ($900,000.00) Dollars** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantors have bargained and sold and do hereby bargain, sell, convey and confirm unto the said Grantees the following described real estate, situated and being in Davidson County, Tennessee.

Tract 1 - Beginning at a concrete monument in the west margin of Dickerson Road, said monument being the northeast corner of Lot 1, of Section 1 of the J. Douglas Wright Subdivision as evidence in Plat Book 5190, Page 718 in the Register's Office for Davidson County, Tennessee and said monument being the southeast corner of a tract herein described and thence; leaving the west margin of Dickerson Road and along the north line of said Lot 1, north 81 degrees 38 minutes 53 seconds west a distance of 200 feet to a concrete monument in the east line of Lot 3 of the Caudle Nipp Wright Subdivision as evidence in Plat Book 7900, page 353, in the Register's Office of Davidson County, Tennessee, as amended by Amendment to Plat of record in Book 8778, Page 253, in the Register's Office of Davidson County, Tennessee, said monument being the northwest corner of said Lot 1 and said monument being the southwest corner of the tract herein described; thence leaving said Lot 1 and along the east line of said Lot 3 proceeding north 16 degrees 56 minutes 31 seconds east 91.64 feet to an iron pin which iron pin is the northeast corner of said Lot 3; thence south 74 degrees 59 minutes 15 seconds west 201.62 feet to an iron pin; thence with the western right-of-way of Dickerson Pike, south 20 degrees 4 minutes 33 seconds west 68.66 feet back to the point of beginning, said tract containing 0.366 acres, more or less according to a survey made by Jesse E. Walker, dated December 5, 1991.

Tract 2 - Beginning at an iron pin, said pin being in the west margin of Dickerson Road and being 68.66 feet in a northerly direction from a concrete monument, said monument being the northeast corner of Lot 1, of Section 1 of the J. Douglas Wright Subdivision as evidence in Plat Book 5190, Page 718 in the Register's Office of Davidson County, Tennessee, and said iron pin being the southeast corner of the tract herein described and; thence leaving the western margin of Dickerson Road north 74 degrees 59 minutes 15 seconds west 201.62 feet to an iron pin said iron pin being the northeast corner of Lot 3 as evidenced in the Caudle Nipp and Wright Subdivision as recorded in the Register's Office for Davidson County, Tennessee as evidenced in Plat Book 7900, Page 353; thence north 16 degrees 56 minutes 31 seconds east 39.87 feet to an iron pin; thence south 74 degrees 59 minutes 15 seconds east 203.81 feet to an iron pin said iron pin being in the westerly right-of-way of Dickerson Pike; thence along the western margin of Dickerson Road, south 20 degrees 4 minutes 33 seconds west 40 feet to an iron pin, which marks the point of beginning, said tract containing 0.185 acres more or less according to survey by Jesse E. Walker, dated December 5, 1991.

00008547-0000119, 00008547-0000123

Being property conveyed by deeds of record as instrument numbers: [illegible] 202406280048790, 202406280048797 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 Grantors do hereby covenant with the said Grantee that they are lawfully seized in fee simple of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the said Grantors the day and year first above written.

SDI Property, LLC

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

Annita H. Watson
Annita Watson

David R. Watson
David R. Watson, Individually

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, Individually and as Managing Member of SDI Property, LLC and Annita Watson** to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they 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

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, **$900,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William G West

Affiant

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

Notary Public or Register

My commission expires: 3/25/26

JACK FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

PROPERTY ADDRESS:
3904 Dickerson Pike
Nashville, TN 37207