This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1215349 DEEDWARR
12/12/2024 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241212-0096346

State of TN }
County of Wilson }

The actual consideration or value, whichever is greater for this transfer is: $350,000

Affiant Signature

Subscribed and sworn to before me on this the 9 Day of Dec, 2024.

Notary Public

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

My Commission expires 11 / 21 / 2027

NAME AND ADDRESS OF PROPERTY OWNER:
John L. West & Suzann M. West
516 Augusta Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Bank of America
4795 Regent Blvd, Mail Stop 1020-O
Irving, TX 75063
MAP AND PARCEL NUMBER: 07504012200

WARRANTY DEED
24NT01329

Effective the 9 Day of DEC, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Mary Ann Breeden Abraham and Jeffrey W. Breeden, heirs-at-law of Richard W. Breeden, deceased.

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

John L. West & Suzann M. West, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 403, on the Plan of Tulip Grove, Section 6, of record in Plat Book 4460, page 19, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Richard W. Breeden (Probate Docket No. 24P1516 – Still open) and wife, Shirley A. Breeden, from Tucker L. Haynes and wife, Billie J. Haynes, by Warranty Deed dated 01/08/1973 and recorded 01/10/1973 in Book 4670, page 913, Register's Office of said County. Also see Affidavit of Heirship in Instrument No. 20241025-0082848. Shirley A. Breeden died 01/03/2018, leaving Richard W. Breeden as surviving tenant by the entirety.

Richard W. Breeden died 06/25/2024, with intestate probate in the Davidson County Circuit Court, case no. 24P1516, leaving his heirs-at-law as follows, as evidenced by affidavits of heirship recorded as instrument no.20241025-0082848 and instrument no. 20241125-0091694, Register's office for Davidson County, Tennessee: Mary Ann Breeden Abraham and Jeffrey W. Breeden.

This is an improved property commonly known as: 516 Augusta Dr, Hermitage, TN 37076-1503

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 9 day of Dec, 2024

Mary Ann Breeden Abraham

Mary Ann Breeden Abraham, individually and as Administrator of the Estate Richard W Breeden

State of TN
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mary Ann Breeden Abraham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Administrator of the Estate Richard W Breeden, and that as such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Mary Ann Breeden, as such Administrator.

Witness my hand, at office, this 9 day of Dec, 2024.

Notary Public
My Commission expires: 03/03/2025.

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Jeffrey W. Breeden

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeffrey W. Breeden,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of Dec, 2024.

Notary Public
My Commission expires: 03/03/2025.

DELANA R. STEVENS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Emma Howard, 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 12/9/24 (date of document).

Emma Howard
Affiant Signature

12/9/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9 day of December, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL