Karen Johnson Davidson County
Batch# 1263444 DEEDWARR
04/23/2025 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20250423-0031207

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-29123-25

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2025 NOTARY PUBLIC My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Westover *et vir* 2208 Chance Drive Hermitage, TN 37076	Same address as new owner	109-04-0A-046-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($480,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KYLE KELLEY, A MARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **KATHLEEN WESTOVER AND BROCK BUCHANAN WESTOVER, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 70 on the Plan of Final Plat for Cluster-Lot Subdivision, Towering Oaks, Phase One, of record in Instrument #20071127-0137704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kyle Kelley and wife, Audrey Kelley, from Charles Ronald Long, Jr., and wife, Jessica K. Long, by Warranty Deed dated November 14, 2018 and recorded November 20, 2018 in Instrument #20181120-0114317, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Kyle Kelley from Audrey Kelley, pursuant to that Martial Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, Docket No. 19D399 and by Quit Claim Deed dated May 30, 2019 and recorded June 18, 2019 in Instrument #20190618-0058606, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20071127-0137704; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as 2208 Chance Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties and the payment thereof is the responsibility of the Grantees.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **AUDREY MANDERFIELD,** wife of the aforesaid **KYLE KELLEY,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property.

WITNESS OUR HANDS, this ~~21st~~ 22nd day of April, 2025.

GRANTOR(S)

Kyle Kelley

Audrey Manderfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Kyle Kelley and Audrey Manderfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the ~~21st~~ 22nd day of April, 2025.

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/22/23.

Date

Affiant Signature

4/22/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of April, 23.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

