NEW OWNER:
Dixon Jonathan Babb
Katelyn Babb
4812 Kentucky Avenue
Nashville, TN 37209

SEND TAX BILL TO:
NEW OWNER
4812 Kentucky Avenue
Nashville, TN 37209

Map & Parcel: 091-07-4L-001.00

THIS INSTRUMENT PREPARED BY:
Samuel L. Moore
Attorney-at-Law
Cedar City Title, LLC
142 Public Square, Suite F
Lebanon, TN 37087

Karen Johnson Davidson County
Batch# 1296816 DEEDWARR
07/11/2025 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $2,682.50
20250711-0054701

WARRANTY DEED

For and in consideration of the sum of SEVEN HUNDRED TWENTY-FIVE THOUSAND DOLLARS ($725,000.00), cash in hand paid, the receipt of which is hereby acknowledged; I, **KRISTIN WEST f/k/a KRISTIN KERN, a married woman, ("Grantor"),** have this day bargained and sold and by these presents do hereby transfer and convey unto DIXON J. BABB and KATELYN BABB **, husband and wife, ("Grantees"), their heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING certain private element unit situated in Davidson County, Tennessee, and further known as Unit A, together with the appurtenant common elements, of 4812 Kentucky Avenue Homes created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for a horizontal property regime with private elements for 4812 Kentucky Avenue Homes, of record in Instrument No. 20170828-0087940, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4812 Kentucky Avenue Homes, provided in said Declaration, together with the By-Laws appended thereto, the site-plan filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

AND BEING the same property conveyed to Kristin Kern, an unmarried woman, by Warranty Deed from Josh Donnell, a married man, dated October 12, 2018 and recorded October 16, 2018 as Instrument Number 20181016-0102341, Register's Office, Davidson County, Tennessee. Kristin Kern and Kristin West are one and the same person.

This conveyance is subject to the following:

1. Declarations of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 4812 Kentucky Avenue Homes of record as Instrument Number 20170828-0087940, Register's Office, Davidson County, Tennessee.

2. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

This is improved property known as 4812 Kentucky Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **Grantees, their heirs and assigns,** forever.

GRANTOR covenants with the Grantees that Grantor is lawfully seized and possessed of said tract of land in fee simple; that Grantor has a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

GRANTOR further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to said tract of land to the said **Grantees, their heirs and assigns,** against the lawful claims of all persons whomsoever.

Possession shall be given with deed.

Property taxes for the current year shall be prorated.

KRISTIN WEST and KRISTIN KERN are one and the same person.

ADAM WEST, husband of KRISTIN WEST, joins in this conveyance to convey any interest he may have in said property, be it marital or otherwise.

WITNESS our signatures, this the 10th day of July, 2025.

KRISTIN WEST

ADAM WEST

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named bargainor(s), **KRISTIN WEST and ADAM WEST, wife and husband,** 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 official seal at office in Mount Juliet, Tennessee, this 10th day of July, 2025.

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 10-25-2027

Notary Public
My Commission Expires: 10-25-27

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**725,000.00**, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 10th day of July, 2025.

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11-21-26

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 July 10, 2025.

J. Carlton Drumwright

July 10, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 10, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY