Karen Johnson Davidson County
Batch# 1304237 DEEDWARR
07/31/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250731-0060858

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

WARRANTY DEED

West-T25-088

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
201A Molly Walton Drive
Hendersonville, TN 37075 (615)264-8709

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Anthony West and Traci West	Same	32-113
4427 Jackson Road		
Whites Creek, TN 37189		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Donald Sowder, as Trustee of the Sowder Living Trust dated 02/05/2025**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Anthony West and Traci West, husband and wife**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 1 on the Plan of J. Shockley Subdivision, of record in Plat Book 4885, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to James Donald Sowder and Mary Theresa Sowder, as Co-Trustees of the Sowder Living Trust dated 02/05/2025 by deed from James D. Sowder and Mary T. Sowder of record in Instrument No. 202502070009628, recorded on 02/07/2025, Register's Office for Davidson County, Tennessee.

Mary Theresa Sowder having since died June 3, 2025.

Previously being the same property conveyed to James D. Sowder and Mary T. Sowder by deed from John Gregory Shockley of record in Book 200008180081834, recorded on 08/16/2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

unimproved ☐
This is improved ☑ Property known as: **4427 Jackson Road, Whites Creek, TN 37189**

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; and we, the GRANTOR, do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against 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 my/our hand(s) this 31 day of July, 2025

James Donald Sowder, as Trustee of the Sowder Living Trust dated 02/05/2025

BY: James D. Sowder Trustee
James D Sowder

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, James D. Sowder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Sowder Living Trust dated 2/5/2025, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the James D Sowder as Trustee.

Witness my/our hand(s) this 31 day of July, 2025.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Hugh Hyde, 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 7.31.25 (date of document).

Hugh Hyde
Affiant Signature

July 31, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of July, 2025.

Notary's Signature

NOTARY'S SEAL

COUNTY OF SUMNER
ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES: 4.22.29