WARRANTY DEED

Karen Johnson Davidson County
Batch# 1399020 DEEDWARR
03/30/2026 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20260330-0025080

File No. CR-26-1575

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Bob West and Kimberly West	Wilson Bank & Trust	
(NAME)	(NAME)	
118 Newport Drive	PO Box 768	053-02-0-062.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Mark A. Luttrell and Jenny R. Luttrell, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bill Bob West and Kimberly West, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Fairway View of record in Plat Book 2900, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jenny R. Luttrell by Warranty Deed from Mary Wilson, unmarried of record in Instrument No. 20191115-0117946 Register's Office for Davidson County, Tennessee, dated November 07, 2019 and recorded on November 15, 2019.

This is property more commonly known as 118 Newport Drive, Old Hickory, TN 37138.

Mark A. Luttrell, spouse of Jenny R. Luttrell, joins in the execution of this instrument for the purpose of conveying his right, title, interest, and marital interest, if any, to said property.

Mark A. Luttrell executed the foregoing instrument on behalf of Jenny R. Luttrell as pursuant to the executed Power of Attorney, recorded simultaneously herewith in Instrument No. 202603300025079 , in Davidson County Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 this 26th day of March, 2026.

Jenny R. Luttrell By
Mark A. Luttrell, Attorney-in-fact
Jenny R. Luttrell by Mark Luttrell,
Attorney – in - Fact

Mark A. Luttrell
Mark A. Luttrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mark A. Luttrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Jenny R. Luttrell** and that he is authorized by **Jenny R. Luttrell** to execute this instrument on her behalf.

Witness my hand, at office, this 26th day of March, 2026.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of March, 2026, before me personally appeared **Mark A. Luttrell**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of March, 2026.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Gregg W. Clarke, do hereby make oath that I 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 this 30st day of March, 2026

3/30/2026

Affiant Signature Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 30st day of March, 2026

Notary Signature

Commission Expiration Date:

4/22/2028

