WARRANTY DEED

Karen Johnson
Batch # 1440724
07/01/2026 08:28:48 AM
Fees: $13.00 Taxes: $1,924.00
20260701-0059264
Davidson County
DEEDWARR
2 pgs

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ma.17

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danielle West	CMG Mortgage, Inc.	155-08-0-C-070.00
(NAME)	(NAME)	
1501 Blue Springs Road	P.O. Box 660714	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	Dallas, TX 75266	
(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, we, **Danny Lee Henley and Judith Diane Henley, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Danielle West and James West, wife and husband,** HEREINAFTER CALLED THE GRANTEES, 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. 70 on the Plan of Poplar Creek Estates, Phase Two, of record in Book 6900, pages 339-347, amended in Book 7900, pages 888-889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Danny Lee Henley and wife, Judith Diane Henley, by Warranty Deed from Jack L. Bailey and wife, Jacqueline W. Bailey, dated November 10, 2009, of record in Instrument No. 20091112-0104359, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 620 Poplar Creek Trace Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2026, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in 6900, Page(s) 339-347 and Amended in Book 7900, Pages 888-889; Declaration of Covenants, Conditions and Restrictions recorded in Book 6662, Page 433, as Amended in Book 6987, Page 966; Book 7270, Page 648 and Book 7964, Page 33, and further Declaration in Book 9472, Page 824; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6474, Page 346, as Amended in Book 6486, Page 587 and Book 7964, Page 33, and further Restriction in Book 6804, Page 536; Storm Water Detention Agreement as set forth in instrument recorded in Book 7099, Page 299; Charter for Poplar Creek Estates Homeowners' Association recorded as Book 7120, Page 125; all of record in the 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 our hands this 26th day of June, 2026.

Danny Lee Henley

Judith Diane Henley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Danny Lee Henley and Judith Diane Henley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 26th day of June, 2026.

Notary Public
My Commission Expires: _____

File No.: 40300

