WARRANTY DEED

Karen Johnson Davidson County
Batch # 1471562 DEEDWARR
09/10/2026 12:54:53 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20260910-0084134

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES FEBRUARY 02, 2030

THIS INSTRUMENT WAS PREPARED BY
Golden Dog Title & Trust
2550 Meridian Blvd,, Suite 300, Franklin, TN 37067

File No.: RFRA26-0222-S

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nancy M. Hall	Wilson Bank & Trust	188-10-0C-188.00CO
(NAME)	(NAME)	
2373 Fairchild Circle	207 Legends Drive	
(ADDRESS)	(ADDRESS)	
Nolensville TN 37135	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT W. WESTERGAN AND LISA M. WESTERGAN, CO-TRUSTEES OF THE WESTERGAN FAMILY LIVING TRUST, DATED OCTOBER 9, 2024,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCY M. HALL, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 188 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 2 of record in Plat at Instrument No. 20181217-0122265, 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 Robert W. Westergan and Lisa M. Westergan, husband and wife by Warranty Deed from John Randall Eske and Jessica Christine Eske, husband and wife of record in Instrument No. 20220429-0049927, Registers Office for Davidson County, Tennessee. Further being the same property conveyed to Robert W. Westergan and Lisa M. Westergan, as Trustees for The Westergan Family Living Trust, dated October 9, 2024 by Quitclaim Deed from Robert W. Westergan and Lisa M. Westergan, husband and wife, of record in Instrument No. 20241014-0079566, Registers Office for Davidson County, Tennessee.

This is improved ☑ property, known as 2373 Fairchild Circle, Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 4th day of September, 2026..

The Westergan Family Living Trust, dated October 9, 2024

BY: _____
Robert W. Westergan
Co-Trustee

BY: Lisa M. Westergan
Lisa M. Westergan
Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared Robert W. Westergan and Lisa M. Westergan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Co-Trustees of The Westergan Family Living Trust, dated October 9, 2024, and they as such Co-Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust as such Co-Trustees.

Witness my hand this 4th day of September, 2026.

John C. Sublett
Notary Public

My Commission Expires: 9-3-29

JOSHUA C. SUBLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON