Karen Johnson Davidson County
Batch# 715684 DEEDWARR
09/14/2021 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210914-0123374

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-HOM-21-2838

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Prosperous Holdings LLC	**New Owner**	
(NAME) **1225 4th Avenue S**	(NAME) 1225 4th Ave S. Apt 102	072-10-0-163.00
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARCHELLE LATONN WEST, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PROSPEROUS HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Map of Dugger Bros., Subdivision of part of the E. B. Rucker Land on Bronte Avenue, of record in Book 1130, page 20, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 61.5 feet on the Easterly side of Bronte Avenue and runs back between lines, 128.3 feet on the Northerly line and 126.9 feet on the Southerly line, to the right-of-way of the L & N. Railroad on which it measures 61.6 feet.

Being the same property conveyed to Jefferson G. West, III et ux Rosetta Moore West by Warranty deed from Elizabeth Louise Yeaman, a Widow of record in Book 3895, Page 563 Register's Office for Davidson County, Tennessee, dated May 24, 1965 and recorded on May 27, 1965.

The said Rosetta Moore West appears to have died on or about March 10, 2009, leaving Jefferson G. West, III as surviving tenant by the entirety.

The said Jefferson G. West, III appears to have died on or about February 16, 2018, leaving a Probate at Docket No. 18P597 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Being the same property devised to Marchelle LaTonn West by Last Will and Testament of Jefferson Garfield West, III, as shown in Docket No. 18P597 and as recorded in Instrument No. 20180412-0034427, in the Register's Office for Davidson County, Tennessee. See also the Order of Probate (Muniment of Title) in Docket No. 18P597 and as recorded in Instrument No. 20180412-0034426, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 20, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2838 Bronte Avenue, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF SEPTEMBER, 2021.

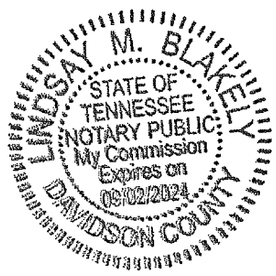
Marchelle LaTonn West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCHELLE LATONN WEST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



Certificate of Authenticity

I, Holly A Mason, 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 September 10th, 2021.

Affiant Signature

9/10/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of September, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY