Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-9085

Karen Johnson Davidson County
Batch# 793304 **DEEDWARR**
01/19/2022 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00

20220119-0007489

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of January, 2022

Notary Public

Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Davidson 3004 Melody Lane Nashville, TN 37214	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	084-08-0-105.00

WARRANTY DEED

FOR AND IN 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,

William Scott West, Executor and Jan Nelle West Dickens, as heirs and devisees of The Gloria S. West Estate

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Davidson, a married man

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:

Situated in the county of Davidson, state of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 143 on the plan of Lincoya Hills, Section 6, of record in Book 2331, Page 71, register's office for Davidson County, Tennessee, described as follows:

Said Lot No. 143 fronts 120.6 feet on the Southerly side of melody lane and runs back 150.0 feet on the Easterly side and 207.4 feet on the Westerly side to a dead line in the rear on which it measures 72.0 feet.

Being the same property conveyed to William F. West, Jr. and wife, Gloria S. West by Warranty deed from R. W. Cravens Construction Company, Inc. of record in Book 2962, page 597, Register's Office for Davidson County, Tennessee, dated October 02, 1959 and recorded on October 02, 1959.

William F. West, Jr. died on or about August 10, 1980 leaving Gloria S. West as the surviving tenant by the entirety.

Gloria S. West died on or about July 16, 2021. Reference is made to the Letters Testamentary issued to William Scott West for the Estate of Gloria S. West, deceased in the 7th Circuit Court for Davidson County Probate Division, Docket No. 21P1610.

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 3004 Melody Lane, Nashville, Tennessee 37214.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File # SM-VRES-213004

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3004 Melody Lane, Nashville, TN 37214

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 so 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.

Dated this the 10th day of January, 2022.

The Gloria S. West Estate

By: _____
William Scott West, Executor

_____
William Scott West, ~~Executor~~ individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **The Gloria S. West Estate, William Scott West, Executor and William Scott West** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of January, 2022.

_____
Notary Public
My Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Jan Nelle West Dickens

Jan Nelle West Dickens

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **The Gloria S. West Estate, Jan Nelle West Dickens** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee this 10th day of January, 2022.



Notary Public
My Commission Expires: 06/28/2025