Karen Johnson Davidson County
Batch# 803832 DEEDWARR
02/11/2022 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220211-0015869

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Otto, a single woman	New Owner (NAME)	050-15-0-094.00
3219 Crislynndale Dr (ADDRESS)	(ADDRESS)	050-15-0-094.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Herbert Wayne West, as Executor of the Estate of Barbara Elaine West, Deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Allison Otto, a single woman, hereinafter called the Grantees, their heirs 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. 557 on the Plan of Parkwood Estates Section 3, of record in Book 3300, page 31, Register's Office for said County.

Said Lot No. 557 fronts 100 feet on the northwesterly side of Crislynndale Drive and runs back 145 feet on the northeasterly line and 118.3 feet on the southwesterly line to a dead line in the rear on which it measures 103.5 feet.

Being the same property conveyed to Donald Lee West and wife, Barbara E. West by Warranty Deed from Elm Hill Homes, Inc., of record in Book 3376, page 609 Register's Office for Davidson County, Tennessee. Donald Lee West died on 3/26/1994, survived by his wife Barbara E. West. Barbara Elaine West, being the same person as Barbara E. West, subsequently died unmarried and testate on June 3, 2021. By her Will, admitted to Probate by order entered January 25, 2022 by the Seventh Circuit Court for Davidson County, Tennessee, Case 21P-2476, she ordered the property to be sold. In the same Order, said Court ratified and approved the within transaction, and directed Herbert Wayne West, Executor, to execute the within deed as the act of the Court.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3219 Crislynndale Dr, Nashville, TN 37207
(House Number) (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 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(s) this 27th day of January, 2022.

WARRANTY DEED
(Continued)

Estate of Barbara Elaine West

BY: _____
Herbert Wayne West, Executor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Herbert Wayne West, the herein bargainor(s), 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 7th day of January, 2022.

_____
Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, Joshua A. Terry, 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 1/7/22.

Affiant Signature

1/31/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/31/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON