Karen Johnson Davidson County
Batch# 825768 DEEDWARR
03/21/2022 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20220321-0032412

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 11/19/2025
COUNTY OF WILLIAMSON

File No. AT-22-1951

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lipphei Adam	New Owner	
(NAME)	(NAME)	103-02-0D-013.00-CO
5773 Maudina Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/we, **West Nash Investments, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lipphei Adam, a married man as his sole and separate property**, HEREINAFTER CALLED THE GRANTEE, 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. 13 on the Plan of Westland Square Subdivision of record in Plat at Instrument No. 20060425-0046951, as revised in Plat Instrument No. 20080305-0022004, 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 Brett Wilmer, a single person by Warranty deed from Miriam C. Coleman and Jason I. Coleman, wife and husband of record in Instrument No. 20160420-0038371 Register's Office for Davidson County, Tennessee, dated April 18, 2016 and recorded on April 20, 2016.

Being the same property conveyed to West Nash Investments, LLC, a Tennessee limited liability company by Quit Claim deed from Brett Wilmer of record in Instrument No. 20210503-0058633 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 03, 2021.

Being also known as 5773 Maudina Avenue Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, 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 my/our hand this 25th day of February, 2022.

West Nash Investments, LLC, a Tennessee Limited Liability Company

By: _____
Meg Wilmer, Member

By: _____
Brett Wilmer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

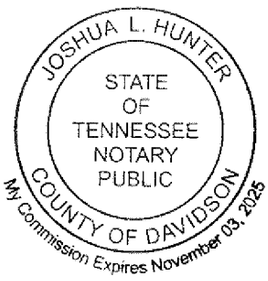
Before me, the undersigned of the state and county mentioned, personally appeared Meg Wilmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of West Nash Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Meg Wilmer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 25th day of February, 2022.

_____
Notary Signature

Printed Name: _____

My commission expires: _____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

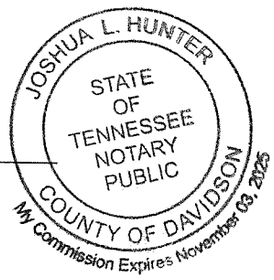
Before me, the undersigned of the state and county mentioned, personally appeared Brett Wilmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of West Nash Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Brett Wilmer as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 25th day of February, 2022.

Notary Signature

Printed Name:

My commission expires:



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 2/25/2022.

Affiant Signature

2/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/28/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON