Karen Johnson Davidson County
Batch# 917124 DEEDWARR
09/15/2022 01:54:30 PM 6 pgs
Fees: $33.00 Taxes: $1,341.25
20220915-0103122

WARRANTY DEED

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2022

Notary Public

File No. DD-22-2417

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ardian Petollari	New Owner	
(NAME)	(NAME)	095-16-0-007.00
401 Toomer Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **Mary Thomas Bryant, James Norris West, Margaret Ann Martin, Rita Gail West, and Ann M. West**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ardian Petollari, married,** 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. 33 on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for said County.

Said Lot No. 33 fronts 105.5 feet on the Westerly side of Emery Drive and runs back 290 feet on the Southerly line and 298.8 feet on the Northerly line to a dead line, measuring 105.8 feet thereon.

Being the same property conveyed to Thomas R. West and wife, Johnnie A. West by Warranty deed from James Howard Litchford and wife, Shirley Kemp Litchford of record in Book 4126, page 465, Register's Office for Davidson County, Tennessee, dated April 29, 1967 and recorded on May 01, 1967. The said Johnnie A. West subsequently died on 2/23/1991, thereby vesting title into Thomas R. West as surviving tenant by the entirety. The said Thomas R. West subsequently died testate on 5/31/1998, and his Last Will & Testament was admitted for probate under Docket No. 98P943, in the Probate Court for Davidson County, Tennessee. Pursuant to said Last Will & Testament, a life estate in the subject property was devised to Mary Thomas Bryant (life estate), James Norris West, Margaret Ann Martin, Ronald R. West, and William Thomas West.

The said William Thomas West subsequently died intestate on June 10, 2003, thereby vesting ownership into his heirs at law: Rita Gail West (wife), Natalie West Hutchens (daughter), Bryan F. West (son), and Gregory K. West (son). SEE ALSO: Affidavit of Heirship of record at Instrument No. 202209150103119, Register's Office for Davidson County, Tennessee.

Subsequently, Natalie West Hutchens, Bryan F. West and Gregory K. West conveyed their interest in the subject property to Rita Gail West via Quitclaim Deed of record at Instrument No. 202209150103120, Register's Office for Davidson County, Tennessee.

The said Ronald R. West subsequently died testate on April 20, 2020, and his Last Will & Testament has been admitted for Muniment of Title purposes in the Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 22P911, vesting the ownership interest of Ronald R. West's wife, Ann M. West.

The subject property was never marital residence of Grantors.

This is property more commonly known as 318 Emery Drive, Nashville, TN 37214.

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 1st day of September, 2022.

Mary Thomas Bryant

Mary Thomas Bryant

James Norris West, by Mary Thomas Bryant, As Attorney-in-fact

James Norris West, by Mary Thomas Bryant,
As Attorney-In-Fact

Margaret Ann Martin

Margaret Ann Martin

(SEE ADDITIONAL SIGNATURES ON NEXT PAGE)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of September, 2022, before me personally appeared Mary Thomas Bryant AND Margaret Ann Martin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of September, 2022.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mary Thomas Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for James Norris West and that this instrument was executed on behalf of the said James Norris West for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

202209150103121

Witness my hand and official seal this 1st day of September, 2022.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public _____

My Commission Expires: _____

Witness my/our hand this 1st day of September, 2022.

Rita Gail West

Ann M. West

STATE OF GEORGIA
COUNTY OF FULTON

On this 1st day of September, 2022, before me personally appeared Rita Gail Wes to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of September, 2022.

Notary Signature Jennifer Lebrun
My commission expires: 3 August 2024

JENNIFER LEBRUN
Notary Public, Georgia
Fulton County
My Commission Expires
3 August 2024

STATE OF TEXAS
COUNTY OF BEXAR

On this 1st day of September, 2022, before me personally appeared Ann M West, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of September, 2022.

Notary Signature
My commission expires:

Witness my/our hand this 1st day of September, 2022.

Sherita S. Luckett
Notary Public, State of Texas
Comm. Expires 05/30/2023
Notary ID 132032432

Rita Gail West

Ann M. West

STATE OF GEORGIA
COUNTY OF FULTON

On this 1st day of September, 2022, before me personally appeared Rita Gail Wes to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of September, 2022.

Notary Signature
My commission expires:

STATE OF TEXAS
COUNTY OF BEXAR

On this 1st day of September, 2022, before me personally appeared Ann M West, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of September, 2022.

Notary Signature
My commission expires: 5/30/2023

Sherita S. Luckett
Notary Public, State of Texas
Comm. Expires 05/30/2023
Notary ID 132032432

Certificate of Authenticity

I, DEBORAH DEVINE, 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 9-1-22.

Date

Affiant Signature

9-15-22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of SEPT, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON