Karen Johnson Davidson County
Batch# 939518 DEEDWARR
11/09/2022 10:12:41 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20221109-0120174

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this 7 day of Nov 2022.

Notary Public
My commission expires: 6.17.2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
JMS Property Group, LLC 6290 South Monaco Way Centennial, CO 80111	New Owner	071-05-0-106.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Perkins West, Jr. and Mary West McMiller and Rita Meriwether,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **JMS Property Group, LLC, a Colorado limited liability company,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 279 on the Map of Brooklyn Heights; E.C. Scruggs Subdivision of Lots No 18-19-20-21-29-11&12, as shown of record in Book 332, page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 279 fronts 40 feet on the southerly side of Roger Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to John P. West and wife, Lorene West, by Warranty Deed from from Frank Dozier dated January 23, 1953 of record in Book 2107, page 610, Register's Office for Davidson County, Tennessee. The said John P. West having since died January 12, 1978 vesting fee simple title to the surviving spouse, Lorene West, by tenancy by the entireties.

Tract No. 2:

Land in Davidson County, Tennessee, being Lots No. 280 & 281 on the Map of Brooklyn Heights; E.C. Scruggs Subdivision of Lots No 18-19-20-21-29-11&12, as shown of record in Book 332, page 140, Register's Office for Davidson County, Tennessee.

Said Lots No. 280 and No. 182 fronts 80 feet on the southerly side of Roger Avenue and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to John P. West by Deed from Clara Lee Dozier, et al, dated November 7, 1957 of record in Book 2704, page 45, Register's Office for Davidson County, Tennessee. The said John P. West having since died intestate on January 12, 1978 vesting fee simple title to his heirs at law being Lorene West, Mary Lorene Steagall, Rita Diane West, and John Perkins West, Jr. Further being the same property conveyed to Lorene West by Quitclaim Deed from Lorene West, Mary Lorene Steagall, Rita Diane West, and John Perkins West, Jr. dated November 29, 1978 of record in Book 5369, page 848, Register's Office for Davidson County, Tennessee. Further, being the same property

conveyed to Vernon L. West by Quitclaim Deed from Lorene West dated February 22, 2002 of record as Instrument No. 20020228-0025481, Register's Office for Davidson County, Tennessee.

Vernon L. West is one and the same as Lorene West as shown by Affidavit of Heirship of record as Instrument No. 20221109-0120173, Register's Office for Davidson County, Tennessee. The same Vernon West having since died intestate on May 14, 2022 and being survived by John Perkins West, Jr., Mary West McMiller and Rita Meriweather, her heirs-at-law as shown by Affidavit of Heirship of record as Instrument No. 20221109-0120173, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 1706 Roger Ave, Nashville, TN 37207

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 7th day of November, 2022.

John Perkins West, Jr.

Mary West McMiller

Rita Meriwether

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 **John Perkins West, Jr., Mary West McMiller, and Rita Meriwether,** the bargainor(s), 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 Franklin, Tennessee, this the 7th day of November, 2022.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2022097576