Karen Johnson Davidson County
Batch# 973831 DEEDQC
02/24/2023 08:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230224-0013005

NEW OWNER:

Warren B. West
725 Myrtle Street
Nashville, TN 37206

SEND TAX BILLS TO:
New Owner

Map - Parcel: 82-8-193.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

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 the pursuant to the Last Will and Testament of Barbara J. West, **CHERYL WEELAND AS EXECUTRIX FOR THE ESTATE OF BARBARA J. WEST,** hereinafter called the Grantor, has quitclaimed to **DAVID GUIDERA, his heirs and assigns, forever subject to a life estate retained by WARREN B. WEST,** hereinafter called the Grantees, the following described real estate known as a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain tract of land known as Lot No. 13 and the Southerly part of Lot No. 14 on the Plan of J.W. McFerrin 6 1/4 acres trace subdivided by McNish as of record in Book 57, Page 4129, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 13 and part of Lot No. 14 front together 58 feet on the Easterly side of Myrtle Street and run back between lines 159 feet on the Northerly line and 160.3 feet on the Southerly line to an alley in the rear, measuring 58 feet thereon.

Being the same property conveyed to Barbara J. West from David G. Guidera, unmarried, and Warren B. West, husband of Grantee herein, by Quitclaim Deed, dated October 26, 2016, of record as Instrument 20161031-0114748, Register's Office for Davidson County, Tennessee. For further reference see Instrument 20140305-0018298, Register's Office for Davidson County, Tennessee.

Barbara J. West died testate in Davidson County, Tennessee on February 27, 2022. Her will was admitted to probate in Davidson County, Tennessee on June 22, 2022 under Docket Number 22P597 and Cheryl Weeland was appointed as Executrix over the Estate of Barbara J. West.

This is IMPROVED property known as 725 Myrtle Street, Nashville, Tennessee 37206.

WITNESS SIGNATURE(S) this 14th day of February, 2023.

Sara M. Webb

ESTATE OF BARBARA J. WEST:

CHERYL WEELAND, Executrix

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHERYL WEELAND**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of, and as Executrix for, The Estate of Barbara J. West, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office, this 14 day of FEBRUARY, 2023.

Notary Public

My commission expires: 8/19/25

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Sworn to and subscribed to before me, this the 14 day of FEBRUARY, 2023.

Notary Public

My commission expires: 8/19/25

202302240013005

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz)

On 02/14/2023 before me, Alex Santillan Notary Public
(insert name and title of the officer)

personally appeared Cheryl Lynn Weeland,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ALEX SANTILLAN
Notary Public - California
Santa Cruz County
Commission # 2371463
My Comm. Expires Aug 19, 2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz

Subscribed and sworn to (or affirmed) before me on this 14 day of February, 2023, by ----------
Cheryl Lynn Weeland,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

ALEX SANTILLAN
Notary Public - California
Santa Cruz County
Commission # 2371463
My Comm. Expires Aug 19, 2025

(Seal) Signature

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/14/23.

Date

Celia Stewart-Rouse

Affiant Signature

2/14/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 14th day of February, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

