Karen Johnson Davidson County
Batch# 992346 DEEDWARR
04/14/2023 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,375.40
20230414-0027563

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $642,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 04/13/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3169

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Samuel Estes	**Wesley Mortgage, LLC**	072102S0020CO
2838A Bronte Avenue	9009 Carothers Parkway, Ste A-3	
Nashville, TN 37216	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Propserous Holdings, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Estes, an unmarried man

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, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2838B on the Plan of Santana-Selman Manor, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at **Instrument** No. 20211022-0142142, 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 Jefferson G. West, III et ux Rosetta Moore West by Warranty deed from Elizabeth Louise Yeaman, a Widow of record in Book 3895, Page 563 Register's Office for Davidson County, Tennessee, dated May 24, 1965 and recorded on May 27, 1965.

The said Rosetta Moore West appears to have died on or about March 10, 2009, leaving Jefferson G. West, III as surviving tenant by the entirety.

The said Jefferson G. West, III appears to have died on or about February 16, 2018, leaving a Probate at Docket No. 18P597 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

Being a portion of the same property devised to Marchelle LaTonn West by Last Will and Testament of Jefferson Garfield West, III, as shown in Docket No. 18P597 and as recorded in Instrument No. 20180412-0034427, in the Register's Office for Davidson County, Tennessee. See also the Order of Probate (Muniment of Title) in Docket No. 18P597 and as recorded in Instrument No. 20180412-0034426, in the Register's Office for Davidson **County**, Tennessee.

Being a portion of the same property conveyed to Prosperous Holdings LLC, a Tennessee limited liability company by Warranty deed from Marchelle Latonn West, a single woman of record in Instrument No. 20210914-00123374 Register's Office for Davidson County, Tennessee, dated September 10, 2021 and recorded on September 14, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 2838A Bronte Avenue Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on April 13, 2023.

Prosperous Holdings LLC, a Tennessee Limited Liability Company

By: _____
Enrique Selman, Jr, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Enrique Selman, Jr with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Prosperous Holdings, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this April 13, 2023.

_____
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3169

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 13, 2023.

J. Carlton Drumwright

April 13, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 13, 2023.

Notary

My Commission Expires: 11/21/26

