Karen Johnson Davidson County
Batch# 1000616 DEEDWARR
05/08/2023 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,660.30
20230508-0034227

Warranty Deed

ALLISON TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/06/2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $719,000.00. Affiant Subscribed and sworn to before me, this the 5th day of May, 2023. Notary Public My commission expires: 7/6/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hunter Murphy West and Debbie Marlene West	New Owner(s)	083-03-0-157.00-CO
1202 Riverside Drive	1202 RIVERSIDE DR.	
Nashville, TN 37206	NASHVILLE TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GIA BROUSSARD, A SINGLE WOMAN, AND JANSEN KING, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNTER MURPHY WEST, AND DEBBIE MARLENE WEST, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. Part of Lots 35 and 36 on the Map of W S Ashworths Resubdivision of Lots 47, 48, 49 and 50 of record in Plat Book 161, Page 153, in the Register's Office for Davidson County, and shown on the Map showing subdivision of part of Lots 37 and 39 on said Ashworth Subdivision of record in Book 547, Page 131, Register's Office for said County.

Said part of Lots 35 and 36 fronts 50 feet on the Westerly side of Riverside Drive and runs back between parallel lines, 177 feet, more or less, to a deed line in the rear which measures 50 feet thereon.

Being the same property conveyed to Mallory Lane Haney Veres and Christopher Bryan Veres, wife and husband by Warranty deed from Elisa Hill and Brad Hill, wife and husband of record in Instrument No. 20190325-0026970 Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 25, 2019.

Being the same property conveyed to Gia Broussard, a single woman, and Jansen King, a single man, as Joint Tenants with Rights of Survivorship by Warranty deed from Mallory Lane Haney Veres and Christopher Bryan Veres, wife and husband of record in Instrument No. 20220713-0080597 Register's Office for Davidson County, Tennessee, dated July 1, 2022 and recorded on July 13, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1202 Riverside Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of May, 2023.

Jansen King

Gia Broussard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jansen King and Gia Broussard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of May, 2023.

Notary Public

My Commission Expires: 7.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **May 5, 2023**.

Date

Affiant Signature

May 8, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **8** day of **May**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)