This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1030145 DEEDWARR
07/25/2023 08:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230725-0057045

New Owner:	**Send Tax Bill:**	**Map/Parcel**
CHARLES BRIAN WEST, Trustee SUSAN KATHLEEN WEST, Trustee WEST REVOCABLE LIVING TRUST dated July 13, 2023 740 Gloucester Lane Nashville, TN 37221	GWB Mortgage Ventures 2319 Crestmoor Road Nashville, TN 37219	141-5-A-261.CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

JULIA ALLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Sworn to and subscribed before me this July 13, 2023.

Notary Public

My Commission Expires: 2-27-2026

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, CHARLES WEST, who is one and the same as CHARLES BRIAN WEST, and SUSAN WEST, who is one and the same as SUSAN KATHLEEN WEST, husband and wife, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to CHARLES BRIAN WEST and SUSAN KATHLEEN WEST, Trustees of the WEST REVOCABLE LIVING TRUST, dated July 13, 2023, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this July 13, 2023.

By: _____
CHARLES WEST

_____
SUSAN WEST

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 CHARLES WEST and SUSAN WEST, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 13, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 2-28-2025

JULIA ALLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Lot No. 261 on the Plan of Avondale Park, Phase 1, Section 4 of record in Instrument No: 20090318-0024196, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to CHARLES WEST and SUSAN WEST, husband and wife, by Warranty Deed of record from BEAZER HOMES CORP., a Tennessee Corporations, in Instrument No. 20090831-0081514, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record, as well as the following:

This property is subject to: County of DAVIDSON taxes for the year 2009 and subsequent years; Restrictions of record in Instrument No. 20020821-0100879, Instrument No. 20081203-0117452, and Instrument No. 20090331-0028791; Charter of Homeowner's Association as shown of record in Instrument No. 20081203-0117350; Transmission Line Easement of record in Book 4193, Page 903, and in Instrument No. 20060110-0003857; TVA Easement of record in 4118, Page 694, Book 4228, Page 635, and in Book 4273, Page 280; Water line Easement of record in Book 5738, Page 819, Book 5738, Page 832, and in Book 5811, Page 427, and in Instrument No. 20080818-0084836; Sewer line Easement of record in Book 7601, Page 400; Utility Easement of record in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640; Access Easement of record in Instrument No. 20041207; Storm water Detention Agreement Easement of record in Instrument No. 20071002-0117293; Partial Abandonment of Easement of record in Instrument No. 20080826-0087638; Right-of-way Easement of record in Book 1237, Page 674, and in Book 840, Page 540; Power Line Easement of record in Book 787, Page 7; All matters as set forth per Instrument No. 20090318-0024196, said Register's Office.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 740 Gloucester Lane, Nashville, Tennessee 37221.

Tennessee Certification of Electronic Document

I, JULIA M. ALLEY, 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 July 13, 2023 (date of document).

Signature

July 13, 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of July, 2023.

Notary Public
My Commission expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026