Karen Johnson Davidson County
Batch# 1036089 DEEDWARR
08/08/2023 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20230808-0061434

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-23-3044

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of August, 2023

Notary Public

Commission Expires: October 25, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
James A. Delaney 921 Patio Drive Nashville, TN 37214	New Owner	108-03-0A-046.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Jonathan Ryan West and Nicole Jones West, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James A. Delaney, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Unit and Lot in Davidson County, Tennessee, described as follows: Lot No. 27, Unit No. 46, in a Horizontal Property Regime as shown on the Condominium Site Plan of Phase II of Section 3, Patio Villa, as of record in Plat Book 5200, Page 495 Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jonathan R. West and Brittany E. West, husband and wife by Warranty deed from W.J. Properties and John Clark of record in Instrument No. 20100322-0021141, Register's Office for Davidson County, Tennessee, dated February 26, 2010 and recorded on March 22, 2010.

Being the same property conveyed to Jonathan Ryan West by Quitclaim deed from Brittany Elizabeth West of record in Instrument No. 20130812-0084288, Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 12, 2013. The said Jonathan Ryan West has since remarried. His spouse, Nicole Jones West joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 921 Patio Drive, Nashville, TN 37214

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, their heirs and assigns forever; and we so covenant with 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 is 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.

Dated this the 7th day of August, 2023.

Jonathan Ryan West

Jonathan Ryan West

Nicole Jones West

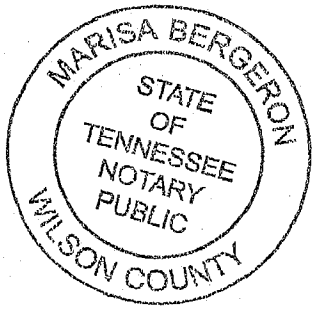
Nicole Jones West

STATE OF TENNESSEE
COUNTY OF WILSON

On this 7th day of August, 2023, before me personally appeared Jonathan Ryan West and Nicole Jones West, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of August, 2023.

Notary Signature
My commission expires: October 25, 2026



Tennessee Certification of Electronic Document

I, Ed Tignor, 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 8/7/23 (date of document).

Affiant Signature

8/7/23

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 8/7/23

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

