Karen Johnson Davidson County
Batch# 1061646 DEEDWARR
10/18/2023 09 41 34 AM 2 pgs
Fees $13 00 Taxes $12,950 00
20231018-0081613

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63263
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Samuel Paul Savage Marion Savage 624 Westview Avenue Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 13003005500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Fridenstine, solely as Trustee of The West World Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel Paul Savage and Marion Savage, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 2 on the Final Plat of Chernau-Paine Subdivision as of record in Book 8250, page 78, Register's Office for Davidson County, Tennessee as amended by the Final Plat of the resubdivision of Lot 2, Chernau-Paine Subdivision of record and part of Lot No. 166 and all of Lot No.168 on the Plan of a part of Royal Oaks Land Company's Subdivision of the Baker Tract in Book 421, pages 102 and 103, said amended Plat being of record in Inst. No. 20090116-0004172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jason Fridenstine, soley as Trustee of the West World Trust by Warranty Deed from C J. Gideon Jr. and wife and Cecile P. Gideon dated February 13, 2020 and recorded on February 18, 2020 of record in Inst. No. 20200218-0017667, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan, with Owner's Certificate, of record in Book 8250, page 78, amended in Inst No. 20090116-0004172, said Register's Office, which Plan shows a setback line and easements, to which Plan reference is made for a more complete description; Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 294, and page 296, said Register's Office, Easement for water pipe line of record in Book 924, page 24, said Register's Office.

This is improved property, known as 624 Westview Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of October, 2023.

The West World Trust

By: _____ TRUSTEE
Jason Fridenstine, soley as Trustee

State of Tennessee

County of Davidson

On this 16th day of October, 2023, before me the undersigned authority, personally appeared Jason Fridenstine, solely as Trustee of The West World Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

My Commission Expires _____

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

_____
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,500,000 00.

_____
Affiant

Sworn and subscribed before me this 17th day of October, 2023.

My Commission Expires: 5-9-26

_____
Notary

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON