Karen Johnson Davidson County
Batch# 1067128 DEEDWARR
11/01/2023 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $4,014.50
20231101-0085544

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.: 63313
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Noah Ehinger Chelsea Ehinger 1007 Montrose Ave. Nashvill, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 11801020900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,085,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Kent West and Roberta Ciuffo West, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Noah Ehinger and Chelsea Ehinger, 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 No. 136 on the west 25 feet of Lot No. 137 on the Plan of Montrose Place, of record in Book 57, page 93, Register's Office for said County. Said lot and part of said lot adjoin and front together 75 feet on the southerly side of Montrose Avenue, formerly Bethel Street, and run back between lines, 164.4 feet on the westerly line of Lot 136 and 166.5 feet, more or less, on the easterly line of a part of Lot No. 137 to an alley on which they measure 75 feet, more or less.

Being the same property conveyed to Steven West and wife Kay West by Warranty Deed from Donna K. Farley, a single person, dated March 21, 1997 and recorded on March 25, 1997 of record in Book 10391, page 506, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 5, 1998, recorded on November 17, 1998, of record in Book 11209, page 297, said Register's Office, Kay Ellen West conveyed her interest in subject property to Steven Kent West. Subject property was further conveyed to Steven Kent West and wife, Roberta Ciuffo West (erroneously referred to in said conveyance, as Roberta Cuiffo West), by Quitclaim Deed, dated September 17, 2010, recorded September 20, 2010 of record in Instrument No. 20100920--0074671, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 93, said Register's Office.

This is improved property, known as 1007 Montrose Avenue, Nashville, TN 37204

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 26th day of October, 2023.

Steven Kent West

Roberta Ciuffo West

State of Tennessee

County of Davidson

On this 26th day of October, 2023, before me the undersigned authority, personally appeared Steven Kent West and Roberta Ciuffo West, 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.

Notary

My Commission Expires:

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

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: $1,085,000.00.

Affiant

Sworn and subscribed before me this 30 day of October, 2023.

Notary

My Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 10/26/23.

Affiant Signature – Joshua A. Terry

10/30/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/30/23

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27