Karen Johnson Davidson County
Batch# 1076562 DEEDWARR
11/29/2023 03:42:30 PM 4 pgs
Fees: $23.00 Taxes: $2,182.61
20231129-0092256

WARRANTY DEED

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

W-RCG-23-541

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,895.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dakota Brown and Julia Brown	**West Capital Lending, Inc.**	
(NAME)	(NAME)	**133-08-0-146.00**
541 Cathy Jo Circle & 0 Benita Drive	**34 Executive Park, Suite 180**	**133-08-0-218.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Irvine, CA 92614**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGUS D. NELSON AND SAMANTHA SB NELSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAKOTA BROWN AND WIFE, JULIA BROWN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

PARCEL #133-08-0-146.00

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Phase 1, Valley View Terrace of record in Plat Book 5200, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. The property being commonly known as 541 Cathy Jo Circle, NAshville TN 37211.

PARCEL #133-08-0-218.00
A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron rod in the Easterly right of way of Cathy Jo Circle, said point being the Northwestern corner of the Robert Wood property, being described as Lot 51 in Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee; Thence, with the North line of Lot 51, North 88 degrees 03 minutes 13 seconds East, 232.81 feet to an iron rod at the Northeast corner of said Lot 51, in the West line of Maurice Knight's property, as described in Deed Book 4797, Page 290, Register's Office for Davidson County, Tennessee, being the True Point of Beginning; Thence, with Knight's West line, North 07 degrees 14 minutes 18 seconds East, 64.35 feet to an iron rod at Knight's Northwest corner; Thence, with Knight's North line, South 77 degrees 26 minutes 49 seconds East, 92.24 feet to an iron rod witness, continuing 84.90 feet, in all 177.14 feet, to the approximate centerline of the creek; Thence, with a new line through Knight, with the approximate centerline of the creek for the next 6 calls, South 08 degrees 57 minutes 03 seconds East, 81.19 feet; Thence, South 20 degrees 32 minutes 13 seconds West, 56.80 feet; Thence, South 38 degrees 00 minutes 17 seconds West, 58.06 feet; Thence, South 45 degrees 46 minutes 11 seconds West, 93.92 feet; Thence, South 55 degrees 42 minutes 32 seconds West, 47.82 feet; Thence, South 80 degrees 40 minutes 59 seconds West, 63.93 feet to a point in Knight's West line; Thence, with Knights West line, North 06 degrees 46 minutes 08 seconds East, 40.46 feet to a concrete monument at the Southeast corner of Lot 51; Thence, with the East line of Lot 51, North 07 degrees 09 minutes 03 seconds East, 218.13 feet to the point of beginning and containing 47633 square feet of 1.0935 acres.

Being the same property conveyed to Angus D. Nelson and Samantha SB. Nelson, husband and wife as joint tenants by Warranty Deed from Robert Wood and Joyce Wood, husband and wife of record in Instrument No. 20190621-0059921 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 21, 2019. (As to Parcel #133-08-0-146.00)

Being the same property conveyed to Angus D. Nelson and Samantha S.B. Nelson by Warranty Deed from Robert E. Wood and wife, Joyce A. Wood, husband and wife, of record in Instrument No. 20191210-0127448 Register's Office for Davidson County, Tennessee, dated December 04, 2019 and recorded on December 10, 2019. (As to Parcel #133-08-0-218.00)

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at an iron rod in the Easterly right of way of Cathy Jo Circle, said point being the Northwestern corner of the Robert Wood property, being described as Lot 51 in Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee; Thence, with the North line of Lot 51, North 88 degrees 03 minutes 13 seconds East, 232.81 feet to an iron rod at the Northeast corner of said Lot 51, in the West line of Maurice Knight's property, as described in Deed Book 4797, Page 290, Register's Office for Davidson County, Tennessee, being the True Point of Beginning; Thence, with Knight's West line, North 07 degrees 14 minutes 18 seconds East, 64.35 feet to an iron rod at Knight's Northwest corner; Thence, with Knight's North line, South 77 degrees 26 minutes 49 seconds East, 92.24 feet to an iron rod witness, continuing 84.90 feet, in all 177.14 feet, to the approximate centerline of the creek; Thence, with a new line through Knight, with the approximate centerline of the creek for the next 6 calls, South 08 degrees 57 minutes 03 seconds East, 81.19 feet; Thence, South 20 degrees 32 minutes 13 seconds West, 56.80 feet; Thence, South 38 degrees 00 minutes 17 seconds West, 58.06 feet; Thence, South 45 degrees 46 minutes 11 seconds West, 93.92 feet; Thence, South 55 degrees 42 minutes 32 seconds West, 47.82 feet; Thence, South 80 degrees 40 minutes 59 seconds West, 63.93 feet to a point in Knight's West line; Thence, with Knights West line, North 06 degrees 46 minutes 08 seconds East, 40.46 feet to a concrete monument at the Southeast corner of Lot 51; Thence, with the East line of Lot 51, North 07 degrees 09 minutes 03 seconds East, 218.13 feet to the point of beginning and containing 47633 square feet of 1.0935 acres.

Being the same property conveyed to Robert E. Wood and wife, Joyce A. Wood, by Warranty Deed from Maurice A. Knight of record in Instrument No. 20160111-0002420 Register's Office for Davidson County, Tennessee, dated January 07, 2016 and recorded on January 11, 2016.

Being the same property conveyed to Angus D. Nelson and Samantha S.B. Nelson by Warranty Deed from Robert E. Wood and wife, Joyce A. Wood, husband and wife, of record in Instrument No. 20191210-0127448 Register's Office for Davidson County, Tennessee, dated December 04, 2019 and recorded on December 10, 2019.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5323, Page 550, and Book 5329, Page 242, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 3600, Page 64, and Book 5200, Page 77, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3792, Page 445, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, Page 417, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **541 Cathy Jo Circle & 0 Benita Drive, Nashville, Tennessee 37211.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 28th DAY OF NOVEMBER, 2023.

Angus D. Nelson

Samantha SB Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGUS D. NELSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMANTHA SB NELSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 11/28/23 (date of document).

Affiant Signature

Date 11/29/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025