Record + Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
G. Philip Anderson, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Daniel T. West
721 S. Humphrey Ave
Oak Park IL 60304

Karen Johnson Davidson County
Batch # 1095228 DEEDWARR
01/29/2024 10:42:11 AM 2 pgs
Fees: $13.00 Taxes: $462.50
20240129-0005877

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Proper Rate, LLC
1800 W Larchmont Ave
Chicago, IL 60613

MAP 052-02-0
GROUP
PARCEL 109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ann Elizabeth Brooks, Executor of the Estate of Clarence Griffin, Jr., deceased ,** hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Daniel T. West and Lorrie West, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 and the westerly 10 feet of Lot No. 35, Block "C" on the Plan of Rainbow Terrace Subdivision, as shown by plat and survey of record in Plat Book 11, page 85, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ann Elizabeth Brooks, Executor of the Estate of Clarence Griffin, Jr., by Last Will and Testament of record in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22P1881. Having been the same property conveyed to Clarence Griffin, Jr. by deed dated May 29, 2002 from George T. Belcher and wife, Delia N. Belcher, of record in Instrument no. 20020606-0068766, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **717 Cheryl Ave, Madison, Tennessee 37115.**

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, Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors 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.

WITNESS my hand this the 23 day of **January, 2024.**

Ann Elizabeth Brooks, Executor of the Estate of Clarence Griffin, Jr.

By: Ann Elizabeth Brooks
Ann Elizabeth Brooks, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ann Elizabeth Brooks** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Executor of the Estate of Clarence Griffin, Jr.**, the within named bargainor, and that she, with authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 23rd day of January, 2024.

~~G. Philip Anderson~~ Jonathan Faught
NOTARY PUBLIC

My Commission Expires: 6-27-2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $125,000.00.

Ann Elizabeth Brooks
AFFIANT

Subscribed and sworn to before me on this 23rd day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 6-27-2027