QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON TIMOTHY DEWAYNE WEST Affiant/Grantor

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY OTHERS BY

Mary Katherine Everette, Attorney
EVERETTE LAW
1222 16th Ave S Unit 25
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL NUMBERS
Sherry Stevenson West 2652 Woodberry Dr. Nashville, TN 37214	Sherry Stevenson West 2652 Woodberry Dr. Nashville, TN 37214	096 05 0 078.00

KNOW ALL MEN BY THESE PRESENTS, that Timothy Dewayne West (Grantor), son and legal heir of Kenneth Wayne West, of the county of _____ and State of California, for and in consideration of ten dollars ($10), cash in hand paid by Sherry Stevenson West the hereinafter named "GRANTEE" and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, between Sherry West and Timothy Dewayne West, do hereby bargain, sell, release, remise, quit claim, and convey unto Sherry Stevenson West all his/her right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Woodberry Park, of record in Book 2133, pages 117, 118, and 119, Register's Office, Davidson County, TN

Karen Johnson
Batch # 1113093
03/20/2024 02:17:36 PM
Fees: $27.00 Taxes: $0.00

Davidson County
DEEDQC
5 pgs

20240320-0019336

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 2652 Woodberry Drive, Nashville, Tennessee 37214.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 18 day of January A.D., 2024. I, or we, hereby swear or affirm to the best of affiant's knowledge, information and belief, this conveyance transfers all her right, title and interest in subject property, or otherwise.

Timothy D West

Timothy Dewayne West

STATE OF CA

COUNTY OF San Diego

Before me, the undersigned Notary Public in and for the County and State aforesaid personally appeared, **TIMOTHY DEWAYNE WEST** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person within named and that he or she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 18 day of January, 2024.

Francisco Morales Sigala

NOTARY PUBLIC

My commission expires: 01/16/2026

FRANCISCO MORALES SIGALA
Notary Public - California
San Diego County
Commission # 2390932
My Comm. Expires Jan 16, 2026

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Sheryl L West
Affiant

Subscribed and sworn before me, this 20 day of March, 20 24.

Notary

SONYA D. WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 9, 2024

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10558 PG 107

ADDRESS NEW OWNER:
Kenneth Wayne West
2652 Woodberry Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
PNC Mortgage Corp. of America
75 North Fairway Drive
Vernon Hills, IL 60061

MAP **96-5**
GROUP
PARCEL **78.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George Wesley Vincent, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Kenneth Wayne West, unmarried,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Woodberry Park, of record in Book 2133, pages 117, 118, and 119, Register's Office, Davidson County, TN.

Being the same property conveyed to George Wesley Vincent, married by deed from Roland N. McMackin and Hunter Short, Co-Executors, Estate of Luradean McMackin dated , of record in Book 8801, page 9, 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 1997 and subsequent years.

This is improved property known as 2652 Woodberry Drive, Nashville, Tennessee 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 "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

CHRISTINE C. VINCENT, wife of George Wesley Vincent, joins in this conveyance to transfer all her right, title and interest in subject property, marital or otherwise.

WITNESS our hands this the 1st day of August, 1997.

George Wesley Vincent
George Wesley Vincent

Christine C. Vincent
Christine C. Vincent

0334319
IDENTIF. ↑ REFERENCE

97 AUG -5 PM 1:57
REGISTER
DAVIDSON CO. TN.