THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240347280**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2024. Notary Public My Commission Expires: 9/21/26

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Christian Lail and Walker Vaughn 315 51st Ave N Nashville TN 37209	Send Tax Bills To: Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 091 15 0 172.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. West and Beverly Hedrick, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christian Lail, an unmarried woman and Walker Vaughn, an unmarried man as tenants in common with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northeast corner of Block 11 on the map of the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park, of record in Plat Book 421, Page 18, Register's Office for said County.

Said part of said block fronts 60 feet on the West side of 51" Avenue North, as widened, and runs back between parallel lines, along the South margin of Elkins Avenue, 150 feet to the East margin of an alley.

Being the same property conveyed to Michael J. West and Beverly Hedrick, by Warranty Deed from Mark A. Hayes and wife, Dawn Hayes, of record in Instrument No. 20130227-0019693, in the Register's Office of Davidson County, Tennessee, dated February 26, 2013 and recorded on February 27, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park, as recorded in Plat Book 421, Page(s) 18.

This is improved property located at 315 51st Ave N Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Karen Johnson Davidson County
Batch # 1131785 DEEDWARR
05/07/2024 10:38:34 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20240507-0033426

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2024.

Michael J. West

Beverly Hedrick

STATE OF Alabama
COUNTY OF Cullman

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. West and Beverly Hedrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2024.

Debby Johnson
Notary Public
My Commission Expires: 8-3-2027

