Karen Johnson Davidson County
Batch# 1144288 DEEDWARR
06/06/2024 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20240606-0042500

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240447627**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 38189 The actual consideration or value, whichever is greater, for this transfer is: $925,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2024. Notary Public My Commission Expires:

KELLY L. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Susan R. Fluke and Susan C. Nicholson 5029 Stillwood Drive Nashville TN 37220	CMG Mortgage 3160 Crow Canyon Road, Ste 400 San Ramon, CA 94583	Tax Parcel ID No. 146-11-0-060.00

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, **Beau West and Melanie West, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Susan R. Fluke, unmarried woman, and Susan C. Nicholson, a married woman, as joint tenants 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 Lot No. 85 on the Plan of Section One Revised Crieve Hall Estates of record in Plat Book 1835, Page (s) 122 through 124, inclusive in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 85 fronts 100 feet on the Westerly side of Stillwood Drive and runs back between lines 400 feet on the Northerly line and 335 feet on the Southerly line to a dead line at the rear on which it measures 119.3 feet.

Being the same property conveyed to Beau West and Melanie West, husband and wife by Warranty Deed from Timothy P. Harlan and wife, Jennifer A. Harlan, husband and wife of record in Instrument No. 20190506-0042406 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 06, 2019.

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.

Taxes for the year 2024, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 122 through 124, inclusive, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2046, Page 88, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Appointment of Building Committee of record in Book 2396, Page 437, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5029 Stillwood Drive Nashville TN 37220

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.

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, Grantors have executed this instrument on this 6th day of June, 2024.

Beau West

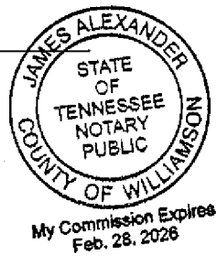
Melanie West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beau West and Melanie West, 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 6th day of June, 2024.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, George Mudter, 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 6/6/24 (date of document).

Affiant Signature

6/6/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of June, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY