WARRANTY DEED

KREE THORNTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. SG-24-7488

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 8/6/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Dawn Daman	**New Owner**	
(NAME)	(NAME)	
4960 Clarksville Highway	**Same As**	048-00-0-114.00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JEANNA WINGO, EXECUTOR OF THE ESTATE OF EDWINA LORENE WEST**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEREK DAWN DAMAN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel 1:

Land in Davidson County, Tennessee, Being Lot No. 3 of the North portion of Fred R. Graves tract, described as follows: Beginning at an iron pin on the Northeasterly margin of the right-of-way of highways 41A and 112, said point being 170 feet, more or less, from a large Cottonwood near Dry Ford Creek and said Cottonwood, being same as shown on map showing the division of G. Henry Graves' Tract, South portion made by surveyor Wilkerson, August 2, 1937; thence with graves' North line and Lokey's South line, North 39 degrees 30 minutes East 465.0 feet to an iron pin; thence South 47 degrees 36 minutes East 125.0 feet to an iron pin; thence South 39 degrees 30 minutes West 465.0 feet to an iron pin on the Northeasterly margin of said right-of-way of said highway; thence with the right-of-way along a curve having a radius of 3820.0 feet, Northwestwardly 125.0 feet to the beginning, containing 1.33 acres, more or less.

Being the same property conveyed to James Lee West and wife, Lorene West by Installment Deed from Nathan Wall and wife, Roberta Wall of record in Book 4340, page 728, Register's Office for Davidson County, Tennessee, dated June 4, 1969 and recorded on June 9, 1969.*

Parcel 2:

Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the Easterly right-of-way of Highway 41A, said point being the Southwest corner of the property conveyed to James Lee West and wife, of record in book 4340, Page 728; thence, with said West's Southeasterly boundary line North 39 degrees 30 minutes East 465 feet to a point; thence South 47 degrees 36 minutes East 50 feet to a point; thence South 39 degrees 29 minutes 37 seconds West 463.68 feet to the Northeasterly margin of Highway

Karen Johnson Davidson County
Batch# 1175934 DEEDWARR
08/30/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
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41A; thence with the same Northwestwardly 50 feet to the point of beginning.

Being the same property conveyed to James Lee West and wife Lorene H. West by Warranty Deed from Mattie Lou Graves, a widow of record in Book 4508, page 959, Register's Office for Davidson County, Tennessee, dated June 8, 1971 and recorded on June 8, 1971.*

The said James Lee West having since died on January 4, 2003 leaving Lorene West aka Lorene H. West aka Edwina Lorene West as the surviving tenant by the entirety. The said Edwina Lorene West having subsequently died testate on December 22, 2023, her Estate being probated in the Seventh Circuit (Probate) Court for Davidson County, Tennessee, Case No. 24P-1254, and by her Last Will and Testament the subject property was brought into the probate Estate under the control of the Executor, Jeanna Wingo, with the power to sell, transfer, and convey. The said Jeanna Wingo was appointed Executor of the Estate under the said Last Will and Testament as further evidenced by, and as duly appointed by, those Letters Testamentary issued by the Court.

This is property more commonly known as 4960 Clarksville Highway, Whites Creek, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 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/our hand this 29th day of August, 2024.

The Estate of Edwina Lorene West

By: Jeanna Wingo

Jeanna Wingo, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2024, before me personally appeared Jeanna Wingo in her capacity as Executor of The Estate of Edwina Lorene West, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of August, 2024.

Notary Signature

My commission expires: 3-2-27

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Spencer Gross, 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 **August 29th**.

Date

Affiant Signature

August 29th, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

