WARRANTY DEED

Karen Johnson Davidson County
Batch# 1176463 DEEDWARR
09/03/2024 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $818.63
20240903-0067800

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $221,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/22/28

(AFFIX SEAL)

KIM ROGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
Brian Darrell West Susan Danielle West	Brian Darrell West Susan Danielle West	095 04 0 126.00
(NAME) 1221 Highway 109	(NAME) 1221 Highway 109	
(ADDRESS) Lebanon, TN 37090	(ADDRESS) Lebanon, TN 37090	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Denice Midgett and Bobbie Lynn Jones, Co-Executors of The Estate Of Lucy Blanche Brown**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Brian Darrell West and Susan Danielle West, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 74 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 75 feet on the westerly side of Blanchard Place and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Blanch V. Brown by Deed from Ulous H. Brown, dated 10/18/1957, of record in Book 2740, Page 271, Register's Office for Davidson County, Tennessee.

The said Blanch V. Brown died testate on 07/05/1996, devising subject property to Lucy Blanche Brown, Executrix, as evidenced in File No. 96P1181, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Lucy Blanche Brown, unmarried by Quitclaim Deed from Lucy Blanche Brown, Individually and as Executrix of the estate of Blanche V. Lawson, dated 01/14/2010, of record in Instrument No. 20100120-0004887, Register's Office for Davidson County, Tennessee.

The said Lucy Blanche Brown died testate on 01/04/2024, devising subject property to Denice Midgett and Bobbie Lynn Jones, Co-Executers of the Estate of Lucy Blanche Brown, Deceased, as evidenced in File No. 24P464, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 204 Blanchard Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of August, 2024.

The Estate Of Lucy Blanche Brown

By: _____
Denice Midgett, Co-Executor

By: _____
Bobbie Lynn Jones, Co-Executor

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Denice Midgett and Bobbie Lynn Jones, Co Executors of the Estate of Lucy Blanche Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainor and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 30th day of August, 2024.

_____
Notary Public:

My Commission Expires: 3.8.2025

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 30, 2024.

Affiant
Date: August 30, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

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

Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY