WARRANTY DEED

Karen Johnson Davidson County
Batch# 1183787 DEEDWARR
09/20/2024 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $499.50
20240920-0072936

File No. DH-24-7547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

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
Flash Home Equity LLC	Same as	
(NAME)	(NAME)	092 02 0 203.00
124 South 17th St	New owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 372086		
(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/we, **Valerie Springer and Cornelius Ray Westmoreland, Co-Trustees of Kea Chanele Westmoreland Trust, an Irrevocable Trust**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Flash Home Equity LLC, a Tennessee Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being Lot No. 125 of Block 5 in Hefferman's Place, as of record in Book 161, Page 138, Register's Office of Davidson County, Tennessee.

Said Lot No. 125 fronts 40 feet on the southerly side of Alameda Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Claude E. Westmoreland, unmarried by Quitclaim Deed from Westmoreland Investments, Inc., dated November 19, 2002 and recorded November 25, 2002 in Instrument No. 20021125-0145999, Register's Office of Davidson County, Tennessee.

The said Claude E. Westmoreland died testate on or about April 12, 2024, his Estate being probated in the Seventh Circuit Court For Davidson County, Tennessee, at Nashville (Probate Division), Probate Case No. 24P1101, and by his Last Will and Testament the subject property was devised to Valerie Springer and Cornelius Ray Westmoreland, Co-Trustees of the Kea Chanele Westmoreland Trust, an irrevocable trust, with the said Co-Trustees granted the power to sell, transfer, and convey the real property on behalf of the Trust. The said Valerie Springer and Cornelius Ray Westmoreland were also appointed Co-Executors 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, and hereby join in the execution in their capacities as Co-Executors.

This is property more commonly known as 2713 Alameda Street, Nashville, TN 37208.

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 18th day of September, 2024.

Kea Chanele Westmoreland Trust

By: _____
Cornelius Ray Westmoreland, Co-Trustee

Estate of Claude E. Westmoreland

By: _____
Cornelius Ray Westmoreland, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cornelius Ray Westmoreland, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Co-Trustee of the Kea Chanele Westmoreland Trust, an irrevocable trust, and that as Co-Trustee he is authorized by the Trust to execute the within instrument as its Co-Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2024.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cornelius Ray Westmoreland, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Co-Executor of the Estate of Claude E. Westmoreland, and that as Co-Executor he is authorized by the Estate to execute the within instrument as its Co-Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2024.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

[Signatures continue on following page.]

Witness my/our hand this 18th day of September, 2024.

Kea Chanele Westmoreland Trust

By: Valerie Springer
Valerie Springer, Co-Trustee

Estate of Claude E. Westmoreland

By: Valerie Springer
Valerie Springer, Co-Executor

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Valerie Springer, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Co-Trustee of the Kea Chanele Westmoreland Trust, an irrevocable trust, and that as Co-Trustee she is authorized by the Trust to execute the within instrument as its Co-Trustee and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2024.

Notary Signature
My commission expires:
1/10/2027

Diane M Henderson
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 01/10/2027

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Valerie Springer, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Co-Executor of the Estate of Claude E. Westmoreland, and that as Co-Executor she is authorized by the Estate to execute the within instrument as its Co-Executor and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2024.

Notary Signature
My commission expires:
1/10/2027

Diane M Henderson
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 01/10/2027

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 18, 2024**.

Date

D Hardwick

Affiant Signature

September 20, 2024

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026