WARRANTY DEED

Karen Johnson Davidson County
Batch # 1202866 DEEDWARR
11/08/2024 08:31:02 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00

20241108-0087128

File No. AP-24-7481

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Janel Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2028

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
Justin W. McClain	NEW OWNER	
(NAME)	(NAME)	
1230 W Peachtree St NW, Apt 2421		092 07 0 161.00
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30309		
(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, We, **Valerie Springer and Cornelius Ray Westmoreland, Co-Trustees of The Kea Chanele Westmoreland Testamentary Trust, created by Last Will & Testament of Claude E. Westmoreland,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin W. McClain, 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Harding Lythe Tract of record in Plat Book 57, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claude Westmoreland by Quitclaim Deed from Robert Westmoreland, Jr. of record in Instrument No. 20030319-0036462 Register's Office for Davidson County, Tennessee, dated February 21, 2003 and recorded on March 19, 2003.

Claude Westmoreland subsequently died testate on April 12, 2024, and his Last Will & Testament has been admitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Case No. 24P1101.

This is property more commonly known as 1913 Herman 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 hand this 1 day of NOV, 2024.

The Kea Chanele Westmoreland
Testamentary Trust, created by Last Will &
Testament of Claude E. Westmoreland

By: Valerie Springer
Valerie Springer, Co-Trustee

STATE OF GEORGIA
COUNTY OF COBB

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Valerie Springer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Co-Trustee of The Kea Chanele Westmoreland Testamentary Trust, created by Last Will & Testament of Claude E. Westmoreland, the within named bargainor, and that she as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Co-Trustee.

Witness my hand, at office, this 1 day of NOV, 2024.

Notary Signature
My commission expires:
1/10/2027

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

Witness my hand this 4 day of November, 2024.

The Kea Chanele Westmoreland
Testamentary Trust, created by Last Will &
Testament of Claude E. Westmoreland

By: _____
Cornelius Ray Westmoreland, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Cornelius Ray Westmoreland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Co-Trustee of The Kea Chanele Westmoreland Testamentary Trust, created by Last Will & Testament of Claude E. Westmoreland, the within named bargainor, and that he as such Co-Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Co-Trustee.

Witness my hand, at office, this 4 day of November, 2024.

_____
Notary Signature
My commission expires: May 8. 2026

Andrew Suzore
State
of
Tennessee
Notary
Public
Davidson County