Karen Johnson Davidson County
Batch# 1212063 DEEDWARR
12/03/2024 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20241203-0093916

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-5176

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of November, 2024

Notary Public

Commission Expires: 11/2/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anna Walker Vermillion 244 Westchase Drive Nashville, TN 37205	NEW OWNER	116 03 0F 043.00

WARRANTY DEED

FOR AND IN 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,

Trammell West Wells and Ann Morgan Lamar, NKA Ann Morgan Wells, as joint tenants with righs of surviorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anna Walker Vermillion

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment in Davidson County, Tennessee, being Unit No. 244 of Westchase Condominiums, Phase 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, Page 43, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed by Warranty Deed from Brian S. Rippee, Trustee of the Stephanie Rippee Trust Agreement, dated May 16, 2017 and Brian S. Rippee, Trustee of the Brian Rippee Trust Agreement, dated May 16, 2017, as Beneficiary of the Stephanie Rippee Trust Agreement to Trammell West Wells and Ann Morgan Lamar, as joint tenants with rights of survivorship, recorded June 21, 2022, as Instrument No. 20220621-0070416 in Davidson County, Tennessee Register of Deeds. Ann Morgan Lamar having since married Trammell West Wells, and is Now Known As, Ann Morgan Wells.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 244 Westchase Drive, Nashville, TN 37205

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 so 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.

Dated this the 25th day of November, 2024.

Ann Morgan Wells

Trammell West Wells

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of November, 2024, before me personally appeared Ann Morgan Wells and Trammell West Wells, 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 25th day of November, 2024.

Notary Signature
My commission expires: 2-22-2026

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 11/26/2024 (date of document).

Affiant Signature

11/26/2024
Date

State of Tennessee

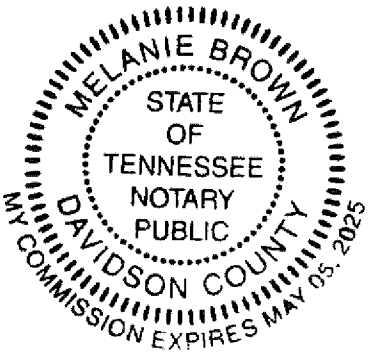
County of Davidson

Sworn to and subscribed before me this 26 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL



202412030093916