# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 2024

Notary Public

MY COMMISSION EXPIRES March 3, 2026

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC STATE OF TENNESSEE

Karen Johnson
Batch # 1213727
12/10/2024 10 57 17 AM
Fees $13 00 Taxes $508 75

Davidson County
DEEDWARR
2 pgs

20241210-0095780

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
103 S Broadway St, Portland, TN 37148

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Lawrence West | New Owner | 066-00-0-047 00 |
| (NAME) | (NAME) | |
| 6512 Upton Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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/we Cordelia P Ricketts , unmarried hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Lawrence West and wife, Rhonda West, 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 the 8th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl, Surveyor, dated January 23, 1973, described as follows

Beginning at a point in the intersection of the center line of Old River Road and New River Road, thence with the center line of Old River Road, South 37 deg East 232 Feet and South 44 deg East 264 feet, thence northerly 177 feet to the center of New River Road, thence with the same North 61 deg West 462 feet to the beginning

Being the same property conveyed to Charles E Ricketts and wife, Cordelia P Ricketts by Warranty Deed from Boyd H Trapp and wife, Ruth O Trapp, dated 05/05/1976, of record in Book 5022, Page 102, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Cordelia P Ricketts by Quitclaim Deed from Charles E Ricketts and Cordelia P Ricketts, dated 09/15/1987, of record in Book 7352, Page 90, Register's Office for Davidson County, Tennessee

Charles Edward Ricketts, Jr executed this instrument on behalf of Cordelia P Ricketts pursuant to a Power of Attorney of record in Instrument No 20230717-0054967 Register's Office, 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 ☐ 8324 River Road Pike, Nashville, TN 37209
(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 6th day of December, 2024

Cordelia P. Ricketts By: Charles Edward Ricketts Jr. Atty in fact
Cordelia P Ricketts by Charles Edward Ricketts, Jr

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Charles Edward Ricketts, Jr with whom I am personally acquainted and who acknowledged that he as such attorney in fact with full power and authority so to do executed the within instrument on behalf of Cordelia P Ricketts as her Attorney in Fact as the free act and deed of the within named Cordelia P Ricketts

Witness my hand and Official seal this 6th day of December, 2024

Deborah J. Cohen
Notary Public
My Commission Expires March 3, 2026

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**RETURN TO:**
**Stewart Title Company**
**103 S Broadway St**
**Portland, TN 37148**