BOX 10-B

Karen Johnson
Batch # 1213728
12/10/2024 10 58 43 AM
Fees $12 00 Taxes $0 00

20241210-0095781

Davidson County
DEEDQC
2 pgs

DEBORAH J. COHEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Rhonda West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2024.

Deborah J Cohen
Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
RHONDA J. WEST & LAWRENCE WEST	**SAME**	**102-07-0-066.00**
(NAME) **6512 UPTON LANE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, RHONDA J. WEST, SUCCESSOR TRUSTEE OF THE MANGRUM FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 26, 2007,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **RHONDA J. WEST AND HUSBAND, LAWRENCE WEST,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Beginning at a point in the northerly margin of Upton Lane, at the corner of Lots 3 and 4 thence with the margin of said Lane, westerly 85 feet to a point at the beginning of a curve, thence around said curve, northwesterly 39 27 feet to a point in the easterly margin of Beacon Lane, thence with the margin of the same, northerly 125 feet to a point, thence south 41° 49'48" east 110 feet to a corner of Lot 3 on said plan, thence with the line between Lots 3 and 4, southerly 150 feet to the point of beginning

AND

Land in Davidson County, Tennessee, being part of Reserved Parcel "A" on the plan of Charlotte Park, Section 26, of record in Book 3700, page 91, Register's Office for said County, described according to a survey thereof made by Kohl-Coode and Associates dated August 11, 1973, described as follows

BEGINNING at a point, said point being located at the rear common corner of Lots Nos 3 and 4 on the plan of said Section 26, thence with the northeasterly extension of the line between said Lots Nos 3 and 4, north 48° 10' 12" east, passing a witness line at 190 30 feet, a total distance of 251 30 feet, more or less, to the center of a creek, thence with the center of said creek northwesterly 135 feet, more or less, to the point of intersection of the center line of said creek and the northeasterly extension of the center line of Beacon Lane as shown on the plan of said Section 26, thence with the northeasterly extension of the center line of said Beacon Lane, south 48° 10' 12" west, passing a witness line at 15 feet, more or less, and continuing for a distance of 228 36 feet, making a total of 243 36 feet, more or less, to the northerly terminous of the center line of said Beacon Lane, thence with the northerly margin of the northerly terminous of said Beacon Lane and continuing with the northeasterly line of said Lot No 4, south 41° 49' 48" east, passing a concrete monument at the most northerly corner of said Lot No 4, at 25 00 feet, a total distance of 135 00 feet to the point of beginning, containing 33,579 square feet, more or less

Being the same property conveyed to Thomas F Mangrum and wife, Betty J Mangrum, from Hester Spencer, unmarried, by Warranty Deed dated April 1, 2004 , of record in Instrument No 20040408-0040152, said Register's Office. Being further conveyed to The Mangrum Family Revocable Living Trust, dated September 26, 2007, Thomas F Mangrum and Betty J Mangrum, Trustors and/or Trustees, from Thomas F Mangrum and Betty J Mangrum by Quitclaim Deed dated April 9, 2008, of record in Instrument No. 20080812-0082892, said Register's Office Betty J Mangrum died August 1, 2008 and Thomas F Mangrum died January 23, 2019 Rhonda J West was appointed Successor Trustee pursuant to the Certification of Trust of record in Instrument No 20190402-0029864 and Instrument No. 20200702-0071824, said Register's Office

This conveyance is subject to any and all easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved(X) property known as **6512 UPTON LANE, NASHVILLE, TN 37209**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Whenever 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 5th day of December, 2024.

THE MANGRUM FAMILY REVOCABLE LIVING TRUST, DATED SEPTEMBER 26, 2007

[redacted] Successor Trustee

By: Rhonda J. West, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rhonda J. West, Successor Trustee of The Mangrum Family Revocable Living Trust, Dated September 26, 2007,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 5th day of December, 2024

My commission expires. **March 3, 2026.**

Notary Public

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