WARRANTY DEED

Karen Johnson Davidson County
Batch# 1231905 DEEDWARR
01/30/2025 07:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250130-0006998

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Savanna Honaker	**New Owner**	095-04-0-126.00
(NAME)	(NAME)	
204 Blanchard Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Brian Darrell West and Susan Danielle West, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Savanna Honaker and Skyler Field, spouses, married to each other**, 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 Davidson County, Tennessee, being Lot No. 74 on the Map of Eva-Mor Heights, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 75 feet on the westerly side of Blanchard Place and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Lucy Blanche Brown, unmarried by Quitclaim Deed from Lucy Blanche Brown, individually and as Executrix of the estate of Blanche V. Lawson, dated 01/14/2010, of record in Instrument No. 20100120-0004887, Register's Office for Davidson County, Tennessee.

The said Lucy Blanche Brown died testate on 01/04/2024, devising subject property to Denice Midgett and Bobbie Lynn Jones, Co-Executers of the Estate of Lucy Blanche Brown, deceased, as evidenced in File No. 24P464, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian Darrell West and Susan Danielle West, husband and wife by Warranty Deed from Denice Midgett and Bobbie Lynn Jones, Co-Executors of The Estate of Lucy Blanche Brown, dated 08/30/2024, of record in Instrument No. 20240903-0067800, Register's Office for 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 ☒ 204 Blanchard Place, Nashville, TN 37214
(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 28th day of January, 2025.

Brian Darrell West

Susan Danielle West

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Darrell West and Susan Danielle West, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of January, 2025.

Notary Public:
My Commission Expires: 3.8.2025

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202501300006998

Certificate of Authenticity

I, Adde Dilworth, 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 **January 28, 2025**.
Date

Affiant Signature

01/28/2025
Date

State of TENNESSEE
County of **DAVIDSON**

Sworn to and subscribed before me this **28** day of **JANUARY**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026