This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-4826-TM

Karen Johnson Davidson County
Batch# 1232440 DEEDWARR
01/31/2025 08:35:30 AM 2 pgs
Fees: $13.00 Taxes: $1,103.62
20250131-0007305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $298,275.00.

Affiant

Subscribed and sworn to before me, this the 30th day of January, 2025.

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dorothy S. Davis 302 Chimney Hill Nashville, TN 37221	New Owner 2206 21st Ave S Nashville, TN	142 08 0B 093.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Meghan West, single woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Dorothy S. Davis** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 93 on the Plan of PHASE IV, CORONADA, TOWN HOME CONDOMINIUMS, of record in Book 5200, Page 217, as recorded in the Master Deed of record in Book 4901, Page 679 as amended in Book 5202, Page 329; Book 5306, Page 241; Book 5522, Page 675 and Book 5869, Page 269, Register's Office of said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Meghan West, single woman, by Warranty Deed from Adrianus Van Meggelen, Trustee of the Adrianus Van Meggelen and Catherine Virginia Chisholm Living Trust under Agreement dated July 22, 2020, of record in Instrument No. 20210324-0038731, in the Register's Office of Davidson County, Tennessee, dated March 17, 2021, and recorded on March 24, 2021.

This is improved property located at: **302 Chimney Hill, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2025.

GRANTOR:

Meghan West

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Meghan West, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of January, 2025.

Allanda L Jernigan
NOTARY PUBLIC
mecklenburg County
North Carolina
My Commission Expires 11/06/2026

Notary Public
My Commission expires: 11-06-2026

I Lisa Allard, 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 30, 2025.

January 30, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this January 30, 2025.

MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY