Karen Johnson Davidson County
Batch# 1253776 DEEDWARR
03/28/2025 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $2,423.50
20250328-0023542

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

File No. AP-25-8915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of March, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Fumia	NEW OWNER	
(NAME) 1016 Seymour Avenue	(NAME) 209 Gentry Ave	083 05 0 026 00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MARRECCO D. JOHNSON, AN UNDIVIDED 49% INTEREST AND VALERIE SPRINGER AND CORNELIUS RAY WESTMORELAND, CO-TRUSTEES OF THE KEA CHANELE WESTMORELAND TRUST, AN IRREVOCABLE TRUST, AN UNDIVIDED 51% INTEREST ,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER FUMIA,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 the easterly 75 feet of the westerly 100 feet of the northerly 155 feet of Lot No. 59 on the plan of Stratton and Seymour's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 23, Register's Office of Davidson County.

Said part of Lot No. 59 fronts 75 feet on the southerly side of Seymour Avenue and runs back between parallel lines 155 feet to a proposed alley.

Being the same property conveyed to Arthur L. Cannon and Detria Miller, Tenants in Common by Warranty Deed from AEDC Federal Credit Union of record in Instrument No. 20030203-0014637 Register's Office for Davidson County, Tennessee, dated March 02, 1995 and recorded on February 03, 2003.

Being the same property conveyed to Detria Miller, a Single Person by Quitclaim Deed from Barbara A. Cannon, as Administrator of the Intestate Estate of Arthur L.Cannon, Deceased, Case Number 02P-900, Seventh Circuit Court for Davidson County, Tennessee [Probate Division], and Barbara A. Cannon, a single person individually and Detria Miller a single person in their respective capacities the sole heirs at law of the said Arthur L. Cannon Deceased of record in Instrument No. 20030821-0121403 Register's Office for Davidson County, Tennessee, dated January 31, 2003 and recorded on August 21, 2003.

Being the same property conveyed to Marrecco D. Johnson by Quitclaim Deed from Detria Miller, a Single Person of record in Instrument No. 20070718-0085701 Register's Office for Davidson County, Tennessee, dated July 15, 2007 and recorded on July 18, 2007.

Being the same property conveyed to Robert Greene, Trustee by Quitclaim Deed from Marrecco D. Johnson, of record in Instrument No. 20080324-0029142, Register's Office for Davidson County, Tennessee, dated January 29, 2008, and recorded on March 24, 2008, and within the same deed the said Robert Greene, Trustee conveyed his interest in the subject property to Marrecco D. Johnson, an undivided 49% interest and Claude E. Westmoreland, an undivided 51% interest as tenants in common.

The said Claude E. Westmoreland died testate on or about April 12, 2024, his Estate being probated in the Seventh Circuit Court For Davidson County, Tennessee, at Nashville (Probate Division), Probate Case No. 24P1101, and by his Last Will and Testament the subject property was devised to Valerie Springer and Cornelius Ray Westmoreland, Co-Trustees of the Kea Chanele Westmoreland Trust, an irrevocable trust, with the said Co-

Trustees granted the power to sell, transfer, and convey the real property on behalf of the Trust. The said Valerie Springer and Cornelius Ray Westmoreland were also appointed Co-Executors of the Estate under the said Last Will And Testament as further evidenced by, and as duly appointed by, those Letters Testamentary issued by the Court, and hereby join in the execution in their capacities as Co-Executors.

This is property more commonly known as 1016 Seymour Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 21 day of March, 2025.

Kea Chanele Westmoreland Trust

By: _____
Cornelius Ray Westmoreland, Co-Trustee

Estate of Claude E. Westmoreland

By: _____
Cornelius Ray Westmoreland, Co-Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cornelius Ray Westmoreland, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Co-Trustee of the Kea Chanele Westmoreland Trust, an irrevocable trust, and that as Co-Trustee he is authorized by the Trust to execute the within instrument as its Co-Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of March, 2024.

_____
Notary Signature
My commission expires.

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cornelius Ray Westmoreland, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Co-Executor of the Estate of Claude E. Westmoreland, and that as Co-Executor he is authorized by the Estate to execute the within instrument as its Co-Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of March, 2025.

_____
Notary Signature
My commission expires:

BRANDON LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 3-2-2027

[Signatures continue on following page.]

Witness my/our hand this 17th day of March, 2025.

Kea Chanele Westmoreland Trust

By: Valerie Springer
Valerie Springer, Co-Trustee

Estate of Claude E. Westmoreland

By: Valerie Springer
Valerie Springer, Co-Executor

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Valerie Springer, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Co-Trustee of the Kea Chanele Westmoreland Trust, an irrevocable trust, and that as Co-Trustee she is authorized by the Trust to execute the within instrument as its Co-Trustee and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2025.

Notary Signature
My commission expires: October 15, 2028

APRIL DABNEYFROE
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires 10-15-2028

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Valerie Springer, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is Co-Executor of the Estate of Claude E. Westmoreland, and that as Co-Executor she is authorized by the Estate to execute the within instrument as its Co-Executor and further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of March, 2025.

Notary Signature
My commission expires: October 15, 2028

APRIL DABNEYFROE
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires 10-15-2028

Marrecco D. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Marrecco D. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21 day of March, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 21st, 2025

Affiant Signature

03/21/2025
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 21st day of March, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY