Karen Johnson Davidson County
Batch# 1260376 DEEDWARR
04/16/2025 08:10:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20250416-0028889

WARRANTY DEED

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

File No. AP-25-8915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 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
Metropolitan Construction LLC	New owner	
(NAME) 1615 Valle Verde Dr.	(NAME)	92-4-247.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **VALERIE SPRINGER AND CORNELIUS RAY WESTMORELAND, CO-TRUSTEES OF THE KEA CHANELE WESTMORELAND TRUST, AN IRREVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **METROPOLITAN CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 all of Lot No. 9, Plat of Johnson Bransford's Subdivision of 3 Parts of Lot No. 158 of Judge McNairy's Mansion House Tract, according to survey and plat of same appearing of record in Book 161, page 146, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being a portion of the same property conveyed to Arthur L. Cannon by Final Decree Confirming Sale deed from Ben H Cantrell, Chancellor, in the Chancery Court, Part 1, at Nashville, Tennessee of recorded in Book 5278, page 986, Register's Office for Davidson County, Tennessee, dated September 14, 1973 and recorded on April 28, 1978. Arthur L. Cannon having since deceased.

Being the same property conveyed to Detria Miller 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. 20030821-0121404, Register's Office for Davidson County, Tennessee, dated January 31, 2003 and recorded on August 21, 2003.

Being the same property conveyed to Claude Westmoreland by Quitclaim Deed from Detria Miller, dated January 25, 2012, recorded January 25, 2012, of record in Instrument No. 20120125-0007027, Register's Office for Davidson County, Tennessee. The said Claude Westmoreland aka Claude E. Westmoreland having since died testate on April 12, 2024, Valerie Springer and Cornelius Ray Westmoreland being appointed as Co-Trustees of the Kea Chanele Westmoreland Testamentary Trust, created under the Last Will and Testament of Claude E. Westmoreland, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 24P1101.

This is property more commonly known as 916 Morrison Street, Nashville, TN 37208.

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 15 day of April, 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 15 day of April, ~~2024~~ 2025.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

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 15 day of April, 2025.

_____
Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

[Signatures continue on following page.]

Witness my/our hand this 11 day of April, 2025.

Kea Chanele Westmoreland Trust

By: Valerie Springer, Co-Trustee
Valerie Springer, Co-Trustee

Estate of Claude E. Westmoreland

By: Valerie Springer, Co-Executor
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 11 day of April, 2025.

Notary Signature
My commission expires: 5/3/2028

Vannetta Iddrisu
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires May 3, 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 11 day of April, 2025.

Notary Signature
My commission expires: 5/3/2028

Vannetta Iddrisu
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires May 3, 2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 04/15/2025.

Affiant Signature

04/15/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 04/15/2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY