WARRANTY DEED

Karen Johnson Davidson County
Batch# 1265486 DEEDWARR
04/28/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250428-0032686

File No. DH-25-9509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 03/21/2027

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-21-2027

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
By Design Consulting LLC	Same as New Owner	
(NAME)	(NAME)	
3170 Coral Way Apt 1804		084-15-0-092.00
(ADDRESS)	(ADDRESS)	
Miami , FL 33145		
(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, **William Gary West, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **By Design Consulting LLC, a Michigan 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 Lot No. 48 on the Plan of Castlewood Estates Subdivision, Section 1 of record in Plat Book 2331, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Gary West, an unmarried person, by Executor's Deed from William Gary West and Barbara Gail West Black, Executors of the Estate of Dorothy Jones West of record in Instrument No. 20071207-0141753, in the Register's Office for Davidson County, Tennessee, dated December 04, 2007 and recorded on December 07, 2007.

This is property more commonly known as 101 Blue Hills Court, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 25th day of April, 2025.

William Gary West

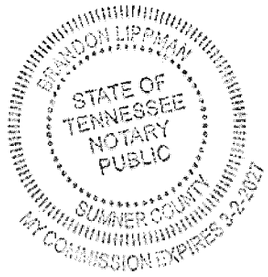
William Gary West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of April, 2025, before me personally appeared William Gary West, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of April, 2025.

Notary Signature
My commission expires: 3-2-27



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, D Hardwick, 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 **April 25, 2025**.

Date

D Hardwick

Affiant Signature

April 28, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

