Karen Johnson Davidson County
Batch# 1280044 DEEDWARR
06/02/2025 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,031.30
20250602-0042849

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 ABBEY WINDLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 07/04/2026	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $549,000.00 Affiant Subscribed and sworn to before me, this 30th day of May, 2025. Notary Public My Commission Expires: 7/4/2026

WARRANTY DEED

Address New Owner: Samuel West and Rebekah West, 1909 Formosa Street, Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 081-15-0-635-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AUSTIN BURKE AND ALEXIS BURKE, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SAMUEL WEST AND REBEKAH WEST, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No.2 on the Plan of Re-Plat of lots 67, 68, & a portion of Lot 69 on the Map of J.M., and G.W. Harding's Addition to Nashville of record in Plat at Instrument No. 20160309-0022704, 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 Austin Burke and Alexis Burke, husband and wife by Deed dated July 20, 2022 from Dina C. Murphy, recorded August 1, 2022, in Instrument Number 20220801008700Z, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1909 Formosa Street, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 _____ day of _____, 2025.

AUSTIN BURKE

Alexis Burke

ALEXIS BURKE

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AUSTIN BURKE AND ALEXIS BURKE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of May 2025.

Regina C. Hockett

Notary Public
My Commission Expires: 3/3/2026

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 5/30/2025 (date of document).

Affiant Signature

5/30/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

