Karen Johnson
Batch # 1288352
06/23/2025 09 23 54 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250623-0048799

This instrument was prepared by:
Zale Dowlen, Attorney #026816
PO Box 335
Goodlettsville, Tennessee 37070-0335
(615) 497-0763
zale@dowlenlaw.com

ADDRESS NEW OWNER:
Gregory Todd West and Jeffrey Wesley West
1900 Tinnin Road, Unit 11, Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Same

MAP/PARCEL:
007 14 0B 011.00

AFFIDAVIT OF HEIRSHIP QUITCLAIM DEED

KNOW ALL PERSONS by these presents that the undersigned heir(s) of Patricia A. West, who passed intestate on 12/31/2024 and Bobby L. West, who passed intestate 05/17/2025, not having remarried, for and in consideration of the sum of zero dollars ($0.00), and sufficiency of which is hereby acknowledged, now conveys, releases and forever quitclaims unto themselves as the sole lawful heirs of the deceased, by operation of statute, all right, title and interest in and to a certain tract of land in Davidson County, Tennessee described below:

Situated in Davidson County, Tennessee, being Unit No. 11, Building C, Revised Condominium Plan Magnolia Station, as shown on plat of record in Instrument No. 20050708-0079103, as established by Master Deed of record in Instrument No. 20030827-0124444, and amended in Instrument Nos. 20041001-0118510, 20050627-073312, 20100427-0031824, 20100618-0047655 and 20121030-0099611, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Thomas P Parker and wife, Brenda Parker, by Warranty Deed from Magnolia Properties of Goodlettsville, LLC, dated 3/9/09 and recorded 3/17/09 in Instrument No. 20090317-0023742, Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Bobby L. West and Patricia A. West, husband and wife, by Warranty Deed from Thomas P. Parker and wife, Brenda Parker, dated 06/27/2019 and recorded 06/28/2019 in Instrument No. 20190628-0062836, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Master Deed of record in Instrument No. 20030827-0124444, and amended in Instrument Nos. 20041001-0118510, 20050627- 073312, 20100427-0031824, 20100618-0047655 and 20121030-0099611, Register's Office for Davidson County, Tennessee
2. Restrictive Covenants of record in Book 11718, Page 749 and Instrument No. 20031218-0180407, Register's Office for Davidson County, Tennessee
3. HOA Charter of record in Instrument No. 20030827-0124443, Register's Office for Davidson County, Tennessee.
4. Stormwater Detention Agreement of record in Instrument No. 20030530-0073157, Register's Office for Davidson County, Tennessee.
5. Conveyance of Common Areas of record in Instrument No. 20111122-0091517, Register's Office for Davidson County, Tennessee.
6. Cemetery Easement and Sewer Easement as detailed in Deed in Book 11718, Page 753, Register's Office for Davidson County, Tennessee.
7. All matters as shown on plat of record in Instrument No, 20050708-0079103, Register's Office for Davidson County, Tennessee.
8. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues, not due and payable, and liens for assessment thereof.

The above legal description is the same as that contained in the previous deed of record. Said property is conveyed subject to such limitations, restrictions, plats, easements, and other matters of record and encumbrances as may affect the premises.

The property is commonly known as 1900 Tinnin Road, Unit 11, Goodlettsville, Tennessee 37072.

The undersigned grantors are the only heirs at law of the deceased. Being duly sworn, they declare as follows:

1. Narrative
    a. Patricia A. West, passed away testate on 12/31/2024. She was married to Bobby L. West. Her Will vested all her items with Bobby L. West.
    b. Bobby L. West passed away testate 05/17/2025. He had not remarried. His Will vested all her items with their only children Gregory Todd West and Jeffrey Wesley West.
    c. Together they had two (2) children. Those children are Gregory Todd West and Jeffrey Wesley West.
    d They did not have any other children than those listed above, living or deceased.
2. Upon the passing of the above, title to this property legally vested with me pursuant Tenn. Code Ann. § 31-2-103.

Witness my hand the 13th day of June 2025.

Gregory Todd West

Gregory Todd West

SWORN to and subscribed before me this the 13th day of June 2025.

JACOB L FORDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My commission expires:

JAN 30 2029

***

Witness my hand the 13th day of June 2025.

Jeffrey Wesley West

SWORN to and subscribed before me this the 13th day of June 2025.

JACOB L FORDHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC
My commission expires:

JAN 30 2029

AFFIDAVIT

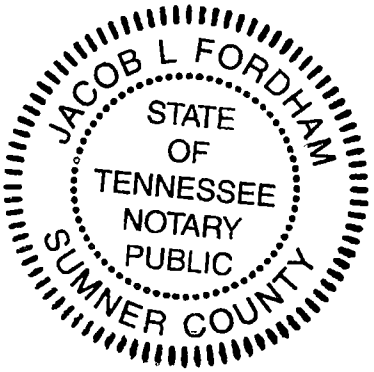
I do hereby certify that the actual, true and correct consideration or value for this transfer is $0.00 for the property conveyed. I, the above listed grantor conveys the real property to the heir(s) of the descendants.

Witness my hand the 13th day of June 2025.

Jeffrey Wesley West

SWORN to and subscribed before me this the 13th day of June 2025.

NOTARY PUBLIC



My commission expires:

JAN 30 2029

This instrument was prepared upon information furnished by the transferor. No independent title search has been made. This does not warrant title.