WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1293847 DEEDWARR
07/03/2025 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250703-0052936

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF June, 2025.

Notary Public

MY COMMISSION EXPIRES: 9.5.2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank L. Westmoreland III and Aleshia Westmoreland	New Owner	
(NAME) 1601 Wheless St.	(NAME)	081-11-0-270.00
(ADDRESS) Nashville TN 37208	(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, **LIVING DEVELOPMENT CONCEPTS, INC., a Tennessee Nonprofit Corporation** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank L. Westmoreland and Aleshia Westmoreland, husband and wife** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located in the 21th Councilmanic District of Nashville, Davidson County, Tennessee. Being Lot No. 6 on the unrecorded plan of resubdivision of Lots 370 and 371, on the Plan of McGavock Wetmore and Others Second Addition to Nashville, of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee and being Parcel 270.00 on Davidson County Property Map 081-11 and being more particularly described according to a survey by JW Land Surveying, LLC dated June 21, 2024 as follows:

Beginning at an Iron Rod (Old) at the southwest intersection of Wheless Street and Metro Alley No. 542;

Thence, following the westerly right-of-way of said Metro Alley No. 542, South 33 Degrees 28 Minutes 49 Seconds East, 90.11 Feet to an Iron Stake (Old), being the northeast corner of the Clearwater Properties, LLC property, of record in Instrument No. 20140428-0035617, Register's Office for Davidson County, Tennessee;

Thence, following the northerly boundary of said Clearwater Properties, LLC property, South 56 Degrees 00 Minutes 56 Seconds West, 25.00 Feet to an ½" Iron Rod (New), "RLS 1732", being the southeast corner of the Bathsheba Buford property, of record in Instrument No. 20110425-0031123, Register's Office for Davidson County, Tennessee;

Thence, following the easterly boundary of said Buford property, North 33 Degrees 28 Minutes 49 Seconds West, 90.33 Feet to an ½" Iron Rod (New), "RLS 1732" on the southerly right-of-way of Wheless Street, being the northeast corner of said Buford property;

Thence, following the southerly right-of-way of Wheless Street, North 56 Degrees 31 Minutes 23 Seconds East, 25.00 Feet to the Point of Beginning.

Containing 2,256 square feet or 0.05 acres. Survey completed on June 21, 2024 by Jack L Whitson, TRLS# 1732.

Being the same property conveyed to Louise Turrentine by Installment Deed from Herbert Nesbitt of record in Book 6431, page 303, Register's Office for Davidson County, Tennessee, dated November 06, 1984 and recorded on November 21, 1984.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Chancery Deed from Claudia C. Bonnyman, Clerk and Master of record in Book 9814, page 302, Register's Office for Davidson County, Tennessee, dated December 08, 1994 and recorded on October 03, 1995.

Being the same property conveyed to Living Development Concepts, Inc. by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20230905-0069656 Register's Office for Davidson County, Tennessee, dated August 24, 2023 and recorded on September 05, 2023.

Frank L. Westmoreland is also known as Frank L. Westmoreland, III

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1601 Wheless St Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 10th day of June, 2025.

LIVING DEVELOPMENT CONCEPTS, INC.
Henry Miller Executive Director
Henry Miller, Executive Director

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Henry Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Executive Director of Living Development Concepts, Inc., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Nonprofit Corporation as Executive Director.

WITNESS my hand and official seal at office this 10th day of June, 2025.

Cari Allen
Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, Holly A. Mason, 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 June 10 2025.

Affiant Signature

6/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026