THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8521-WE

Karen Johnson
Batch # 1294219
07/07/2025 08 58 54 AM
Fees $18 00 Taxes $2,664 00

Davidson County
DEEDWARR
3 pgs

20250707-0053053

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 720,000 00

Phyllis P Marganoff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Phyllis P. Marganoff	owner	
2920 Westmoreland Drive		104-14-0-050 00
Nashville, TN 37212		
(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, **Douglas Keogh, Conservator of Ellen Trice, joined by Douglas Keogh, her spouse**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phyllis P. Marganoff**

HEREINAFTER CALLED THE GRANTEE, HER 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. 18 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Plat Book 421, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 18 fronts 70 feet on the northerly side of Westmoreland Drive and runs back 185 feet, more or less, to an alley and shows 85 feet of said alley

The attached "Exhibit A" contains a metes-and bounds description of the properly, prepard by Jesse E Walker, RLS, PE, dated June 17, 2025

Being the same property vested in Ellen B Trice pursuat to the Last Will and Testament of John Matthew Putnam, (filed with the Curcuit Court of Davidson Couty, Tennessee under Docket Number 97P-912), and recorded in Book 10717, Page 122, dated March 2, 1992, recorded on December 11, 1997, in the Register's Office for Davidson County, Tennessee

Douglas Keogh has been named Corservator of EllenTrice pursuant to the Order of the Second Circuit Court for Davidson County, Tennessee, under Docket Number 24P-1812. A subsequent Order of the same Court has approved the sale and conveyance of the subject property by the Conservator, by Order dated June 23, 2025, a copy of said Order is recorded simultaneously herewith. Douglas Keogh, spouse of Ellen Trice, joins in this conveyance

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This is improved property known as **2920 Westmoreland Drive; Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this the 3 day of July, 2025

Conservatorship of Ellen Trice

BY: _____
Douglas Keogh, Coservator

_____
Douglas Keogh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Douglas Keogh**, with whom I am personally acquainted (or proved to me on the basis of satisfactoty evidence) and who upon his oath acknowledged himself to be the **Conservator of Ellen Trice,** the within named Conservator of the Conservatorship of Ellen Trice, and that he as such Conservator being authorized to do so by the Court did execute the foregoing instrument for the purposes therein contained by signing as the **Conservator** of the **Conservatorship of Ellen Trice**

Witness my hand and official seal this the 3rd day of July, 2025

My Commission expires 11-8-27

_____
Notary Public

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas Keogh,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of July, 2025.

My Commission expires: 11-8-27

_____
Notary Public

Exhibit "A"

PROPERTY DESCRIPTION

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Jesse Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

TAX MAP 104-14, PARCEL 050.00

Being a tract of land in Davidson County, Tennessee, located on north side of Westmoreland Drive and being Parcel 050.00, as shown on Davidson County Tax Map 104-14, belonging to the Ellen B Trice, Estate, as evidenced in Deed Book 10717, Page 122, and also being Lot 18 of Westmoreland Place, as evidenced in Plat Book 421, Page 016, in the Register's Office of Davidson County, Tennessee (RODCT), and being more particularly described as follows:

To find the true point of BEGINNING, start at a point on the north margin of Westmoreland Drive at the intersection of centerline of Twenty Ninth Avenue South extended, thence, with said north margin in a westerly direction a distance of 455 feet more or less to an iron pin, said iron pin being the southwest corner of Parcel 051.00, as shown on Davidson County Tax Map 104-14, belonging to William A. and Rebecca C Wilson, as evidenced in Instrument Number 20240426-0030272, and also being Lot 19 of Westmoreland Place, as evidenced in Plat Book 421, Page 016, in the Register's Office of Davidson County, Tennessee (RODCT), and said iron pin being located at State Plane Coordinates North 655,148 82 and East 1,727,813.07, and said iron pin being the BEGINNING, thence;

1. With said north margin of Westmoreland Drive, and with the south line of the property herein described, South 60 degrees 27 minutes 42 seconds West a distance of 70.00 feet to a mag nail, said mag nail being the southeast corner of Parcel 049.00, as shown on Davidson County Tax Map 104-14, belonging to Phyllis Marganoff as evidenced in Instrument Number 20210702-0090283, and also being the east part of Lot 17 of Westmoreland Place, as evidenced in Plat Book 421, Page 016, in the Register's Office of Davidson County, Tennessee (RODCT), and said mag nail being the southwest corner of the property herein described, thence;

2 Leaving said margin of Westmoreland Drive, the east of said Parcel 049.00, and with the west line of the property herein described, North 30 degrees 21 minutes 22 seconds West a distance of 185 00 feet to a mag nail, said mag nail being the northeast corner of said Parcel 049.00, and said mag nail being the northwest corner of the property herein described, and said mag nail being on the south margin of Alley 807, thence;

3 With said south margin of Alley 807, and with the north line of the property herein described, North 60 degrees 53 minutes 37 seconds East a distance of 84.90' feet to a mag nail, said mag nail being the northwest corner of said Parcel 051 00, and said mag nail being the northeast corner of the property herein described, said mag nail being located at State Plane Coordinates North 655,315 24 and East 1,727,732.85, thence,

4 Leaving said Alley, and with the west line of said Parcel 051.00, and with the east line of the property herein described, South 25 degrees 44 minutes 03 seconds East, a distance of 184 75 feet to an iron pin, said iron pin being the point of BEGINNING, containing 0 3283 acres, 14,303 square feet, more or less, according to a survey by Jesse E Walker, TN RLS #1486, dated June 17, 2025