Karen Johnson Davidson County
Batch # 1316857 DEEDWARR
09/02/2025 09 54 38 AM 2 pgs
Fees $13 00 Taxes $2,401 30
20250902-0069827

Prepared by.
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claudia H. Lankford, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William West and Alissa West, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 66, River Bend, of record in Book 6900, Page (s) 504 and 505, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shane R. Lankford and wife, Claudia H. Lankford by Warranty deed from S. R. Blanton Development, Inc. of record in Book 7855, page 881, Register's Office for Davidson County, Tennessee, dated May 30, 1989 and recorded on June 23, 1989.

Being the same property conveyed to Claudia H. Lankford by Quitclaim deed from Shane R. Lankford of record in Instrument No. 20001215-0123515, Register's Office for Davidson County, Tennessee, dated December 04, 2000 and recorded on December 15, 2000

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 7201 River Bend Road, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
William West **Alissa West** **7201 River Bend Road** **Nashville, TN 37221**	New Owners	**141-12-0C-066.00**

WITNESS THE EXECUTION HEREOF this 29th day of August, 2025.

Claudia H. Lankford

Claudia H. Lankford

State of Tennessee)
County of Davidson)

On this 29th day of August, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Claudia H. Lankford, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp 5-8-2028
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 649,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of August, 2025.

Notary Public

My Commission Expires: _____

HILLARY MONROE SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp 5-8-2028
COUNTY OF DAVIDSON

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203