Box 10-B

Karen Johnson Davidson County
Batch # 1343562 DEEDWARR
11/12/2025 10:12:39 AM 2 pgs
Fees: $13.00 Taxes: $802.90
20251112-0089889

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$217,000.00**

Bailey Carson Provo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF NOVEMBER, 2025.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BAILEY CARSON PROVO	**UNITED WHOLESALE MORTGAGE, LLC**	**066-00-0-047.00**
(NAME) **8324 RIVER ROAD PIKE**	(NAME) **P. O. BOX 11733**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **NEWARK, NJ 07101**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, LAWRENCE WEST AND WIFE, RHONDA WEST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAILEY CARSON PROVO, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl, Surveyor, dated January 23, 1973, described as follows:

Beginning at a point in the intersection of the center line of Old River Road and New River Road; thence with the center line of Old River Road, South 37 deg. East 232 Feet and South 44 deg. East 264 feet; thence northerly 177 feet to the center of New River Road; thence with the same North 61 deg. West 462 feet to the beginning.

Being the same property conveyed to LAWRENCE WEST AND WIFE, RHONDA WEST, by deed from CORDELIA P. RICKETTS, UNMARRIED, of record as Instrument No. 20241210-0095780, dated December 6, 2024, said Register's Office.

This conveyance is subject to title to that portion of the premises embraced within the bounds of any streets, roads, or highways; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **8324 RIVER ROAD PIKE, NASHVILLE, TN 37209**
(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 our hands this 10th day of November, 2025.

LAWRENCE WEST

RHONDA WEST

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 10th day of November, 2025.

My Commission Expires: **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON