Karen Johnson Davidson County
Batch# 1350662 DEEDWARR
11/25/2025 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20251125-0093968

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

Subscribed and sworn to before me, this 21ST DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 05-[illegible]-2028

(AFFIX SEAL)

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willis E. West	Same as new owner (NAME)	
242 Emmitt Ave (ADDRESS)	(ADDRESS)	051-08-0-067.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we David Schluchter and and Jill Price, equal tenants in common, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Willis E. West, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tract 1: Lot No. 17 in Block "I". Said lot fronts 60 feet on the south side Emmett Avenue and extends back between parallel lines 200 feet to a line, as shown on the plan of Power & Roth Madison Park Subdivision located in Davidson County, Tennessee, as shown by the plat of record in Book No. 843, Page No. 7, Register's Office of said county.

BEING the same property conveyed to C. F. Terry and wife Blanche Terry by deed from Guaranty Mortgage & Loan of record in Book 1021, page 18, Register's Office for Davidson County, Tennessee.

Tract 2: The Westerly 10 feet of Lot 18, Block "I", Revised Map of Power and Roth's Madison Park Subdivision, a plat of which subdivision is of record in Book 843, Page 7, Register's Office for said County.

Being the same property conveyed to C. F. Terry et ux Blanche Terry by warranty deed from John S. Glenn et ux Margaret R. Glenn, of record in Book 1338, Page 8, said Register's Office.

As to Both Tracts: Mamie Blanche Terry, being the same person as Blanche Terry, subsequently died on June 17, 1971, survived by her husband C. F. Terry. Chancie Fowler Terry, being the same person as C. F. Terry and Chancie F. Terry, subsequently died unmarried and testate. His Will, recorded in Will Book 192, Page 629 and admitted to Probate by Order dated 8/25/1994 of the Circuit Court for Davidson County, Tennessee, Case No. 94P-1293, devised the within property to Betty Terry Schluchter. The estate of Chancie Fowler Terry was closed by subsequent Order of said Court dated 7/5/1995. Betty Terry Schluchter subsequently conveyed said property to "Betty S. Schluchter Revocable Trust dated November 20, 1997, Betty S. Schluchter, Trustee", by quitclaim deed of record in Book 10653, Page 674.

The property was subsequently conveyed by David Schluchter and Bruce Schluchter, Co-Trustees of the Betty S. Schluchter Revocable Trust Agreement to David Schluchter, Bruce Schluchter, and Jill Price, by Trustees' Deed of record in 20211209-0163337, said Register's Office. Bruce Schluchter subsequently quitclaimed his interest to David Schluchter and Jill Price by instrument of record as Instrument 20211209-0163338, said Register's Office. These two instruments are corrected by Scrivener's Affidavit of record as Instrument 20251119-0092371, said Register's Office.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 242 Emmitt Ave, Madison, TN 37115
(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

WARRANTY DEED
(Continued)

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/our hand(s) this 21st day of November, 2025.

David Schluchter

Jill Price

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Schluchter and and Jill Price, equal tenants in common, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of November, 2025.

Notary Public

My Commission Expires: 7/[illegible]/2026

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 21st day of November, 2025.

Date: 11-21-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 21st day of November, 2025.

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY