#17908

1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

WARRANTY DEED

Karen Johnson
Batch # 1366948
01/07/2026 04:05:11 PM
Fees: $18.00 Taxes: $1,110.00

Davidson County
DEEDWARR
3 pgs

20260107-0001521

LATRECE MCADOO
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victor Hazelwood	owner	94-2-184
(NAME)	(NAME)	
124 Lake Terrace Dr		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **The Estate of Linda Sue Rose and Kayla Rose and Kristian Westmoreland,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Victor Hazelwood, married,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 22 on the map of United Electric Railway Plan, of record in Book 161, Page 8, Register's Office for said county.

Said Lot No. 22 fronts Fifty (50) feet on the south side of Eastside Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ray A. Rose and Linda Rose, husband and wife, by deed of record in Book 11009, Page 670, Register's Office for Davidson County, Tennessee. Ray A. Rose predeceased Linda Rose. Linda Rose died testate leaving the subject property to be sold by Kristian Westmoreland, as Executrix, reference Probate Number 25P1743, Davidson County, Tennessee, also. Will Beneficiaries are Kayla Rose and Kristian Westmoreland.

unimproved ☐

This is improved ☑ property, known as 1910 Eastside Avenue, Nashville, TN 37206
(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/our hands this 07 day of January, 2026.

The Estate of Linda Sue Rose

By: Kristel Baze Westmoreland
Kristian Westmoreland, Executrix

Kristel Baze Westmoreland
Kristian Westmoreland

Kayla Rose
Kayla Rose

.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 Kayla Rose with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, TENNESSEE, this 7 day of January, 2026.

RAHUL MARUTI JAWALE
State of Tennessee Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE

Notary Public
Commission Expires: 03/09/2027

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 Kristian Westmoreland with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, TENNESSEE, this 07 day of January, 2026.

RAHUL MARUTI JAWALE
State of Tennessee Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE

Notary Public
Commission Expires: 03/09/2027

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kristian Westmoreland as Executrix of The Estate of Linda Sue Rose with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Notary Public
Commission Expires: 03109/2027

Witness my hand and official seal at Nashville, TENNESSEE, this 18th day of April, 2009.



Notary Public
Commission Expires: 03104/2027