Karen Johnson Davidson County
Batch# 1396266 DEEDWARR
03/23/2026 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260323-0022927

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $395,000.00. Affiant Subscribed and sworn to before me, this the 18th day of March, 2026. Notary Public My commission expires: 11/5/29

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Anna Bahnson	OriginPoint, LLC	071-04-0-191.00
6303 Heather Ridge Way	3940 N. Ravenswood Ave. #2W	
Oakland, CA 94611	Chicago, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **AUDREY RENEE WESTGATE, AN UNMARRIED WOMAN AND JIMMIE LEE WESTGATE, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNA BAHNSON, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 173 on the Map of Joywood Heights, Section 1, as of record in Book 1130, Page 91 in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the NW margin of Jones Circle at the corner of Lots 172 and 173; thence with the line between said lots Northwesterly 321.4 feet to a point; thence Westerly 24.7 feet to a point; thence Southerly 160 feet to a point, a corner of Lots 173 and 174; thence with the line between said lots Southeasterly 230.5 feet to the margin of Jones Circle, then with the margin of the same Northeasterly 50 feet to the point of beginning.

Being the same property conveyed to Audrey Renee Westgate, an unmarried woman and Jimmie Lee Westgate, a married man, tenants in common with rights of survivorship by Warranty deed from Martin Joseph Crum and Tanya Merle Crum Individually and as Trustees of the Martin Joseph Crum and Tanya Merle Crum Revocable Living Trust, dated July 12, 2012 of record in Instrument No. 20170919-0096078 Register's Office for Davidson County, Tennessee, dated September 18, 2017 and recorded on September 19, 2017.

**The subject property is not the primary residence of the Grantor or his spouse*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 2108 Jones Circle, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of March, 2026.

Audrey Renee Westgate

Jimmie Lee Westgate

STATE OF KANSAS
COUNTY OF Pottawatomie

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Audrey Renee Westgate and Jimmie Lee Westgate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of March, 2026.

ALLEN JACKSON
Notary Public - State of Kansas
My Appointment Expires 10/19/28

Notary Public ALLEN JACKSON

My Commission Expires: 10/19/2028

Tennessee Certification of Electronic Document

I, Stark T. Morris, 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 March 18. 2026

Affiant Signature

23rd day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202603230022927