Karen Johnson Davidson County
Batch# 1400089 DEEDWARR
04/01/2026 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20260401-0025800

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

Subscribed and sworn to before me, this the 31st day of March, 2026.

Notary Public

My commission expires:

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:
Allison Weatherly	First Horizon Bank	104-01-0F-041.00-CO
112 36th Avenue North	165 Madison Ave.	
Nashville, TN 37209	Memphis, TN 38103	

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, **RISSA P. IVENS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON WEATHERLY, A SINGLE 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, Tennessee, described as follows, to-wit:

Being Unit No. 41 of West End Station Condominiums, a Condominium Development established under Master Deed of record in Instrument No. 20070712-0083315, and amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160, Instrument No. 20090825-0080074 and Amendment Instrument No. 20241231-0101538, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Rissa P. Ivens by Warranty Deed from Leslie Jane Cohea, unmarried of record in Instrument No. 20180615-0057612 Register's Office for Davidson County, Tennessee, dated June 01, 2018 and recorded on June 15, 2018.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 31st day of March, 2026.

Rissa P. Ivens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rissa P. Ivens, 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 31st day of March, 2026.

Notary Public

My Commission Expires: 11-8-28

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 31, 2026

Affiant Signature

March 31, 2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 31 day of March, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY