2/3

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1309

Karen Johnson Davidson County
Batch # 1401367 DEEDWARR
04/02/2026 01:17:13 PM 2 pgs
Fees: $13.00 Taxes: $3,326.30
20260402-0026585

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy West Kennedy, Trustee of The Linda S. West Family Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Petro, Unmarried Man and Ann Loper, Unmarried Woman, as joint tenants with right of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Linda S. West, a single person by Warranty deed from James E. Campbell, IV and wife, Caroline D. Campbell of record in Instrument No. 20080829-0088912, Register's Office for Davidson County, Tennessee, dated August 28, 2008 and recorded on August 29, 2008.

Said Linda S. West having deceased on or about April 15, 2025 her Last Will and Testament duly entered of record in Case No. 25P1006, in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Nancy West Kennedy, Trustee of The Linda S. West Family Trust by quitclaim deed from Robert L. West, III and Nancy West Kennedy, Co-Executors of the Estate of Linda S. West, deceased, dated April 1, 2026, of record in Instrument No. 20260402 - 0026584, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1108 Brookmeade Drive, Nashville, TN 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
John Petro	**Regions Bank d/b/a Regions**	**131-04-0-257.00**
Ann Loper	**2050 Parkway Office Circle**	
1108 Brookmeade Drive	**Hoover, AL 35244**	
Nashville, TN 37204		

WITNESS THE EXECUTION HEREOF this 1st day of April, 2026.

Linda S. West Family Trust

Nancy West Kennedy Trustee

By: Nancy West Kennedy, Trustee

State of Tennessee)
County of Davidson)

On this 1st day of April, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Nancy West Kennedy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, Linda S. West Family Trust, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of the Linda S. West Family Trust, as Trustee.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 899,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of April, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON