Karen Johnson Davidson County
Batch# 1408650 DEEDWARR
04/20/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $860.25
20260420-0032214

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0326-063

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Music City Financial, LLC	Music City Financial, LLC	15005034200
(NAME)	(NAME)	
828 Royal Pkwy, Suite 204	828 Royal Pkwy, Suite 204	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LORI COLLETTE WEST, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 71 on the Plan of Forest View Park, Section 5, Phase 1, as of record in plat Book 6250, page 203 and amended in Deed Book 6565, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed by Quit Claim Deed from Robert Lee West to Lori Collette West,

recorded November 30, 2000, as Instrument No. 20001130-0117442 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Philip C. D' Antonio and wife, Elizabeth D' Antonio to Robert L. West and Lori C. West, husband and wife, recorded April 2, 1996, as Book 9999 Page 795 in Davidson County, Tennessee Register of Deeds.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 6569 Page 290; and to any and all matters shown on said plat and survey of record in Deed Book 6250, Page 203, and amended in Deed Book 6565, Page 61; all of said Register's Office.

unimproved ☐
This is improved ☑ property, known as 356 Cedarcliff Road, Antioch, TN 37013
(House No.) (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 successors 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 successors 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 our hands this 10 day of April, 2026.

Lori C. West
Lori Collette West

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 10th day of April, 2026, before me personally appeared Lori Collette West, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 6/16/29

MALEIA BETH GRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 4/17/26.

Affiant Signature

4/17/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of April, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 03/06/29

JORDYN NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON