Karen Johnson Davidson County
Batch# 1424085 DEEDWARR
05/22/2026 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260522-0046725

WARRANTY DEED

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2026.

Lori Buie
Notary Public

MY COMMISSION EXPIRES: 6/29/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy N. Williams and Matthew S. Huffman	Jimmy N. Williams and Matthew S. Huffman	072-09-0-247.00
(NAME)	(NAME)	
1025 Fairwin Avenue	1104 Stratton Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Tessa Westmoreland, a unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jimmy N. Williams and Matthew S. Huffman, married to each other, as Joint Tenants with the Rights of Survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Eskridge Subdivision of part of the W. B. Franklin Property, as of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead line.

Being the same property conveyed to Claude Westmoreland by Deed from Annabel C. Johnson, dated 02/01/1996, of record in Book 9945, Page 95, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Claude Westmoreland and wife, Tessa Westmoreland, tenancy by the entirety by Quitclaim Deed from Claude Westmoreland, dated 03/18/2020, of record in Instrument 202003190030468, Register's Office for Davidson County, Tennessee.

The said Claude Westmoreland died on 04/12/2024, leaving the said Tessa Westmoreland the sole surviving tenant by the entirety.

Being the same property conveyed to Tessa Westmoreland, an unmarried woman by Quitclaim Deed from Tessa Westmoreland, surviving tenant by the entirety with Claude Westmoreland, deceased, dated 01/06/2025, of record in Instrument 202501070001465, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1025 Fairwin Avenue, Nashville, TN 37216

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 21st day of May, 2026.

Tessa Westmoreland

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tessa Westmoreland, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of May, 2026.

Notary Public:
My Commission Expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Lori Buie, do hereby make oath that I am licensed attorney and/or 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 the law on 5/21/26.

AFFIANT

DATE: 5/21/26

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 21st day of May, 2026.

Lori Buie

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY