Karen Johnson Davidson County
Batch# 1427263 DEEDWARR
06/02/2026 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20260602-0049570

**WARRANTY DEED**

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

File No. AP-26-2164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary M. Walker and Jon W. Walker | **NEW OWNER** | |
| (NAME) 1206 Riverside Dr | (NAME) | 083-03-0-155.00 |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Dustin Tyler West and Lauren Anne West, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary M. Walker and Jon W. Walker, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 the South part of Lot No. 50 and the South part of the West part of Lot No. 49, on the map of W. S. Ashworth's Resubdivision of Lots 47, 48, 49 and 50 of the Town of Brownsville, of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, and described as follows:**

**Beginning at a point in the Westerly margin of Riverside Drive, now widened and established 110 feet South of the South margin of Carter Street; thence Westerly 177 feet more or less to a point which is 110 feet South of the South margin of Carter Street; thence Southerly 52.5 feet to the North margin of an alley; thence with the same margin of the same Easterly 177 feet more or less to the West margin of Riverside Drive; thence with the margin of the same, Northerly 50 feet to the point of the beginning.**

**Being the same property conveyed to Dustin Tyler West, an unmarried man by Special Warranty Deed from VM Master Issuer, LLC, a Delaware Limited Liability Company of record in Instrument No. 20230222-0012646 Register's Office for Davidson County, Tennessee, dated February 16, 2023 and recorded on February 22, 2023.**

**This is property more commonly known as 1206 Riverside Dr, Nashville, TN 37206.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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 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.

Witness my/our hand this 26 day of May, 2026.

Dustin Tyler West

Lauren Anne West

STATE OF Virginia
COUNTY OF Fairfax

On this 27 day of May, 2026, before me personally appeared Dustin Tyler West and Lauren Anne 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's (or persons') free act and deed.

Witness my hand, at office, this 27 day of May, 2026.

Notary Signature
My commission expires: 6/30 2026

MARK PRICE II
NOTARY PUBLIC • REG. # 7983140
Commonwealth of Virginia
My Commission Expires 06/30/2026

Certificate of Authenticity

I, Christina Higgins, 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 5/27/2026.

Date

Affiant Signature

5/27/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27TH day of MAY, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

