Karen Johnson Davidson County
Batch# 1451517 DEEDWARR
07/24/2026 11:54:30 AM 5 pgs
Fees: $28.00 Taxes: $917.24
20260724-0067680

WARRANTY DEED

CAITLIN LLOYD-MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,902.50.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-8-2029.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No: 2026-GTE-300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Aisha Westbrook	Same as new owner	092 05 0 074.00
(NAME) 490 Marietta Street NorthWest, STE 306	(NAME)	
(ADDRESS) Atlanta, GA 30313	(ADDRESS)	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dawann Westbrook**, an unmarried man and **Lauren Westbrook**, an unmarried woman (the "**Grantors**"), have bargained and sold, and by these presents do hereby transfer, grant and convey to **Aisha Westbrook**, an unmarried woman (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 3503 Geneva Circle, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and have a good right to convey the Property. Grantors further covenant with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed the 22 day of July, 2026.

GRANTOR:

Dawann Westbrook

Dawann Westbrook

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Dawann Westbrook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22 day of July, 2026.

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 11/26/2028

GRANTOR:

Lauren Westbrook

Lauren Westbrook

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Lauren Westbrook , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22 day of July, 2026.

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Cheryl M Rodgers

Notary Public

My Commission Expires: 11-21-2027

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of College Hill, Section V, of record in Plat Book 2900, Page 42, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aisha Westbrook, unmarried, and Dawann Westbrook, unmarried, as tenants in common, by Quitclaim Deed from Mark McClendon, of record in Instrument No. 20210128-0012949, in the Register's Office of Davidson County, Tennessee, dated November 27, 2020, and recorded on January 28, 2021.

Being the same property conveyed to Aisha Westbrook, unmarried, and Dawann Westbrook, married, as tenants in common, by Quitclaim Deed from Angela McClendon Johnson, of record in Instrument No. 20210128-0012948, in the Register's Office of Davidson County, Tennessee, dated August 12, 2020, and recorded on January 28, 2021.

Being the same property conveyed to Aisha Westbrook, unmarried, and Dawann Westbrook, married, as tenants in common, by Quitclaim Deed from Meredith McClendon Freeman, of record in Instrument No. 20210128-0012947, in the Register's Office of Davidson County, Tennessee, dated October 09, 2020, and recorded on january 28, 2021.

Being the same property conveyed to Lauren Westbrook, Dawann Westbrook, Aisha Westbrook, Meredith Freeman, Mark McClendon, and Angela Johnson, as tenants in common, and their heirs and assigns forever, a one-sixth (1/6), undivided, interest, by Administrator's Deed from Angela Johnson, Administrator for the estate of Virginia Westbrook, of record in Instrument No. 20150203-0009946, in the Register's Office of Davidson County, Tennessee, dated November 19, 2014 and recorded on February 03, 2015.

Being the same property conveyed to Fred E. Westbrook, Sr. and wife, Virginia G. Westbrook, by Warranty Deed from L. A. Bowman, Jr., unmarried, of record in Book 9911, Page 965, in the Register's Office of Davidson County, Tennessee, dated January 05, 1996, and recorded on January 08, 1996. The said Fred E. Westbrook, Sr. died on December 18, 1997, then Virginia G. Westbrook died on March 28, 2011, testate devising subject property to Lauren Westbrook, Dawann Westbrook, Aisha Westbrook, Meredith Freeman, Mark McClendon, and Angela Johnson.

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 July 22, 2026.

Affiant Signature

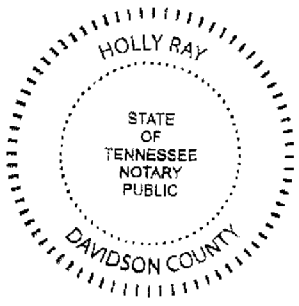
July 24, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of July, 2026.



Notary's Signature

My Commission Expires: 03/09/27