When recorded, return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File Number: WSB-BMR-21-534

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-11845-RL-s

Karen Johnson Davidson County
Batch# 647060 **DEEDWARR**
06/01/2021 12:24:56 PM 2 pgs
Fees: $13.00 Taxes: $1,316.83

20210601-0073077

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,900.00.

Affiant

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 21st day of May, 2021.

Notary Public
My Commission Expires: 3/7/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SS & LR Group, LLC, a Tennessee limited liability company 4 Bridleway Trail Nashville, TN 37215	SS & LR Group, LLC, a Tennessee limited liability company 4 Bridleway Trail Nashville, TN 37215	090 16 0 113.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Brenda Weatherby, a widow, surviving Tenant by the Entirety, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

SS & LR Group, LLC, a Tennessee limited liability company, hereinafter called the Grantee(s), his/her/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 Lot Number 32 on the Plan of Section Two Westboro as of record in Book 1424, Page 60, Register's Office for Davidson County, Tennessee.

Said Lot Number 32 fronts 75 feet on the Northeasterly side of Westboro Drive and runs back between parallel lines 199.7 feet to a dead line.

Being the same property conveyed to Brenda G. Weatherby and husband, Victor Weatherby, by Warranty Deed from Jerry C. Cole and wife, Melissa Cole, of record in Instrument No. 20030904-0128819, in the Register's Office of Davidson County, Tennessee, dated August 29, 2003 and recorded on September 4, 2003.

This is improved property located at: **534 Westboro Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of May, 2021.

GRANTOR:

Brenda G. Weatherby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda G. Weatherby, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of May, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22