Karen Johnson Davidson County
Batch# 703772 DEEDWARR
08/24/2021 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $111.00
20210824-0114337

WARRANTY DEED

JORDYN SCHUMM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No. EY-21-1197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2021

Notary Public

MY COMMISSION EXPIRES: 1/22/24

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall E. Webb	Randall Webb	
(NAME) 3200 Panorama Drive	(NAME) 3945 Stilton Drive	080-12-0-021.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37207	
(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, **Anna Marie Webb, a widow**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Randall E. Webb, a married man**, 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 Lot No. 196 on the plan of Section I, Bordeaux Gardens, of record in Book 3300, Page 91 (as amended in Book 3505, Page 589, and further amended in Book 3615, Page 369), Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Beginning at a point in the Easterly margin of Panorama Drive at the corner of Lots 195 and 196; thence with the line between said lots, Northeasterly 125 feet to a point; thence Southeasterly 75 feet to the Northerly margin of Snell Boulevard; thence with the margin of the same, Southwesterly 100 feet to the beginning of a curve; thence around said curve, Westerly 39.27 feet to the margin of Panorama Drive; thence with the margin of the same, Northwesterly 50 feet to the point of beginning.

Being the same property conveyed to Ronald B. Webb and wife, Anna Marie Webb, by Warranty Deed from Woodrow Browning Stover and wife, Margaret G. Stover, of record in Book 8504, Page 64, Register's Office for Davidson County, Tennessee, dated December 06, 1991 and recorded on December 09, 1991. The said Ronald B. Webb became deceased on May 5, 2017, vesting Anna Marie Webb as surviving tenant. Affidavit of Heirship recorded in Instrument No. 20170906-0091729, said register's office.

This is property more commonly known as 3200 Panorama Drive, Nashville, TN 37218.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 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 20th day of August, 2021.

Anna Marie Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2021, before me personally appeared Anna Marie Webb, 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 20th day of August, 2021.

Notary Signature
My commission expires: 1/22/24

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **August 20, 2021**.

Date

Affiant Signature

August 20, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **20th** day of **August**, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON