Karen Johnson Davidson County
Batch# 793893 DEEDWARR
01/21/2022 01:38:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220121-0008173

Commitment Number: TN21106190

After Recording, Send To:
BOSTON NATIONAL TITLE AGENCY
400 ROUSER RD
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21106190.

New Property Owner/Mail Tax Statements To:
Virginia C. Webb, 533 Inwood Drive, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
133-13-0-073-00

GENERAL WARRANTY DEED

Exempt: Section 67-4-409(a)(3)(E): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Virginia C Webb, whose tax-mailing address is **533 Inwood Drive, Nashville, TN 37211,** and **William Webb,** , whose tax-mailing address is 1516 Scott Avenue, #127, Charlotte, NC 28203 , now separated pursuant to the Final Decree of Divorce, filed in the Third Circuit Court for Davidson County, Tennessee at Nashville as Case No. 21D-1446, who acquired title as wife and husband, as tenants by the entireties, both of whom are separated, hereinafter grantors, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Virginia Carlisle Smith,** a unmarried woman, hereinafter grantee, whose tax mailing address is **533 Inwood Drive, Nashville, TN 37211,** the following real property:

THE FOLLOWING LAND IN THE FOLLOWING REAL PROPERTY: BEING LOT NO. 106, ON THE PLAN OF SECTION I, ABBAY HALL, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 2331, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY

MADE FOR A MORE PARTICULAR DESCRIPTION. Tax ID: 133-13-0-073-00
Property Address is: 533 Inwood Drive, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20191113-0117183 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 133-13-0-073-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

202201210008173

Executed by the undersigned on December 07, 2021:

Virginia Carlisle Smith
Virginia Carlisle Smith

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 07 December, 2021 by **Virginia Carlisle Smith** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

Cynthia Sharp
Notary Public

Cynthia Sharp
exp. 01/06/2025

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202201210008173

Executed by the undersigned on November 30, 2021:

William Webb

STATE OF NORTH CAROLINA.
COUNTY OF MECKLENBURG.

The foregoing instrument was acknowledged before me on 30TH NOVEMBER., 2021 by **William Webb** who is personally known to me or has produced TN DRIVER LICENSE as identification, and furthermore, the aforementioned person has acknowledged that their signature was their free and voluntary act for the purposes set forth in this instrument.

Champak Chita Bhula
CHAMPAK CHITA BHULA
Notary Public

Champak Chita Bhula
Notary Public
Mecklenburg County, NC
My Commission Expires FEB 2, 2026

202201210008173

Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $98,300, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 07 day of December, 2021.

Virginia Carlisle Smith
Affiant

Virginia Carlisle Smith
Print Name

(Seal)

Notary Public

My commission expires:

01/06/2025

Cynthia Sharp
Print Name

CYNTHIA SHARP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

533 Inwood Drive, Nashville, TN 37211

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 December 7, 2021

Affiant Signature

1-13-2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 13th day of January, 2022.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462