Karen Johnson Davidson County
Batch# 798189 DEEDWARR
02/01/2022 12:30:30 PM 5 pgs
Fees: $28.00 Taxes: $1,498.50
20220201-0011596

Name and Address of New Owner:
Robert Harlan Rincon and Karna M. Rincon
5027 Seymour Hollow Road
Whites Creek, TN, 37189

Send Tax Bills To:
Robert Harlan Rincon and Karna M. Rincon
5027 Seymour Hollow Road
Whites Creek, TN, 37189

This Instrument Prepared By:
Brock Baker
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 030-00-0-047

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Webb**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Harlan Rincon and Karna M. Rincon, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract I:
LAND in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northerly margin of Seymour Hollow Road corner to T. E. Webb; thence leaving said margin with said Webb, North 8 deg. 00 min west 350 feet to a point; thence north 82 deg. 00 min. east 375.00 feet to a point; thence south 8 deg. 00 min east 348.04 feet to a point in the northerly margin of said Seymour Hollow Road; thence with said margin, north 81 deg. 42 min. East 70.07 feet to a point; thence leaving said margin, north 6 deg. 45 min. east 327.64 feet to a point; thence north 21 deg. 27 min. east 211. 70 feet to a point; thence north 1 deg. 02 min. west 151.06 feet to a point; thence south 67 deg. 31 min. 03 seconds west 517.08 feet to a point; thence north 14 deg. 27 min. 55 seconds west 247.67 feet to a point; thence south 76 deg. 49 min. 02 seconds west 219.41 feet to a point; thence south 7 deg. 42 min. 04 seconds east 750.98 feet to the point of beginning, containing 6.478 acres, more or less.

Being the same property title to which vested in David Webb upon the death of his mother, Evelyn C. Webb, as her sole heir-at-law, see Affidavit of Heirship recorded on

July 16, 2021, in Instrument No 20210716-0095977, said Register's office, and and the Estate of Evelyn Cunningham Webb as Case No. 20P1134, Probate Court of Davidson County, Tennessee. (Date of death and transfer of title is March 24, 2020)

BEING the same property conveyed to Thomas E. Webb and wife, Evelyn C. Webb by deed from Vera Frances Webb of record in Book 5114, page 218, Register's Office for Davidson County Tennessee; and being part of the same property conveyed to Evelyn C. Webb by Quitclaim Deed from Thomas E. Webb, of record at Instrument No. 20020326-0036771, said Register's Office.

TRACT II:
Land in the 14th formerly the 24th, Civil District of said County, described according to a survey made by Z. J. Wilkinson, Surveyor, December_, 1955, as follows:

Beginning at a point in the center of Seymour Hollow Road, 690 feet westerly from the intersection of the center line of said Seymour Hollow Road and the center line of Whites Creek Pike; thence with the center of said Seymour Hollow Road, south 80 deg. 30' west 100 feet to a point 587.2 feet easterly from the eastern boundary line of the Ova Nash Property; thence north 9 deg. 30' west 250 feet to an iron pin; thence north 80 deg. 30' east 100 feet to an iron pin: thence south 9 deg. 30' east 250 feet to the beginning.

Being the same property title to which vested in David Webb upon the death of his mother, Evelyn C. Webb, as her sole heir-at-law, see Affidavit of Heirship of record in Instrument No 20210716-0095977, said Register's office, and and the Estate of Evelyn Cunningham Webb as Case No. 20P1134, Probate Court of Davidson County, Tennessee.

BEING the same property conveyed to Thomas Edward Webb and wife, Evelyn C. Webb by deed from Otto Dickerson and wife, Louella Shaw Dickerson, of record in Book 2490, page 381, Register's Office for Davidson County Tennessee; and being part of the same property conveyed to Evelyn C. Webb by Quitclaim Deed from Thomas E. Webb, of record at Instrument No. 20020326-0036771, said Register's Office.

TRACT III:
Land in the 14th, formerly the 24th, Civil District of said County, described according to a survey made by Hickerson-Miller Engineers, in 1956, as follows:

Beginning at a point in the center of Seymour Hollow Road at the southeast corner of property conveyed to Thomas Edward Webb and wife Evelyn C. Webb by deed from Otto Dickerson and wife of record in Book 2490, page 381, Register's Office for said County; thence with the center line of Seymour Hollow Road eastwardly 25 feet to an iron pin; thence north 8 deg. west 350 feet to an iron pin; thence south 82 deg. west 125 feet to an iron pin; thence south 8 deg. east 100 feet to the northwest corner of Thomas Edward Webb and wife's property; thence with their north line north 82 deg. east 100 feet to their northeast corner; thence with their east line south 8 deg. east 250 feet to the center line of Seymour Hollow Road, the point of beginning.

Being the same property title to which vested in David Webb upon the death of his

202202010011596

mother, Evelyn C. Webb, as her sole heir-at-law, see Affidavit of Heirship of record in Instrument No 20210716-0095977, said Register's office, and and the Estate of Evelyn Cunningham Webb as Case No. 20P1134, Probate Court of Davidson County, Tennessee.

BEING the same property conveyed to Thomas Edward Webb and wife, Evelyn C. Webb by deed from Otto Dickerson and wife, Louella Shaw Dickerson of record in Book 2538, page 1, Register's Office for Davidson County Tennessee; and being part of the same property conveyed to Evelyn C. Webb by Quitclaim Deed from Thomas E. Webb, of record at Instrument No. 20020326-0036771, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of January, 2022.

David Webb (SEAL)
David Webb

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Tarrant

On this 13th day of January, 2022, before me personally appeared David 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 ~~13th~~ 14th day of January, 2022.

Notary Signature
My commission expires:

BRODERICK THOMAS
Notary ID #132590695
My Commission Expires
July 27, 2024

202202010011596

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David Webb

David Webb

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~WILLIAMSON~~ Tarrant

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

Notary Signature
My commission expires:

BRODERICK THOMAS
Notary ID #132590695
My Commission Expires
July 27, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 1/13/22 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

1/13/22

Date

State of Tennessee
County of Williamson

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

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

