Karen Johnson Davidson County
Batch# 841594 DEEDWARR
04/19/2022 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220419-0044785

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226796

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$320,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 8th day of April, 2022.

Notary Public
My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

WARRANTY DEED

THIS INDENTURE, made this 8th day of April, 2022, among:

MARY CLARK WEBB AND HUSBAND, JIMMY WEBB

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TYLER AUSTIN LUSTER AND ALLISON ELIZABETH LUSTER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 24, Trailwood Subdivision, Section III, of record in Book 6050, Page 356, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas Long and wife, Mary Long by Warranty Deed from Thomas M. Kiermaier, Jr. and wife, Randi K. Kiermaier of record in Book 7781, Page 363, Register's Office for Davidson County, Tennessee, dated February 23, 1989 and recorded on February 28, 1989 and Re-Record on April 13, 1994 of record in Book 9310, Page 744.

Being the same property conveyed to Mary Ann Long by Quitclaim Deed from Thomas William Long of record in Instrument No. 200001120004220 Register's Office for Davidson County, Tennessee, dated December 10, 1999 and recorded on January 12, 2000. Mary Ann Long has since married and now known as Mary Clark Webb.

Being the same property conveyed to Mary Clark Webb and husband, Jimmy Neal Webb by Quitclaim Deed from Mary Ann Long, now known as Mary Clark Webb of record in Instrument No. 20070822-0100523 Register's Office for Davidson County, Tennessee, dated August 17, 2007 and recorded on August 22, 2007.

The said Jimmy Neal Webb having since died on November 28, 2015 leaving Mary Clark Webb as surviving tenant by the entirety.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Mary Clark Webb

Mary Clark Webb

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mary Clark Webb, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of April, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Tyler Austin Luster
Address: 3336 Quail Run Ct
City, State, Zip: Nashville, TN 37124

Responsible Party For Taxes:

Name: Legacy Mutual Mortgage
Address: 3503 Pacsanos Pkwy
City, State, Zip: San Antonio, TX 78231

Tax ID: 108-12-188.00

True Copy Certification

I, Yvette Meldrum, 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 April 8, 2022.

Signature
April 8, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this April 8, 2022.

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025