Warranty Deed

Karen Johnson Davidson County
Batch# 845433 DEEDWARR
04/26/2022 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220426-0047685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2022.

Notary Public

My commission expires: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Justin Lee Webb and Sarah Marcel Webb	Churchill Mortgage Corporation	180-04-0A-158.00-CO
3364 Hickory Run	Attn: Post Closing Churchill Mortgage	
Nashville, TN 37211	1749 Mallory Lane, Suite 100 Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KARLA UNDERWOOD AND WIFE, TRINA UNDERWOOD, AS TENANTS BY ENTIRETY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN LEE WEBB AND SARAH MARCEL WEBB, HUSBAND AND WIFE**, 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 No. 103 on the Plan of Highland Creek, Section Five, a Planned Unit Development, of record in Instrument No. 20040915-0111296, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karla Underwood, unmarried and Donna Taylor, unmarried as joint tenants with right of survivorship by Warranty deed from Classic Homes BOS, LP of record in Instrument No. 200605020050455 Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 02, 2006.

Being the same property conveyed to Karla Underwood, an unmarried woman by Quitclaim deed from Donna Taylor, an unmarried woman of record in Instrument No. 201005140037479 Register's Office for Davidson County, Tennessee, dated May 06, 2010 and recorded on May 14, 2010.

Being the same property conveyed to Karla Underwood and wife, Trina Underwood, as tenants by entirety by Quitclaim deed from Karla Underwood of record in Instrument No. 201511180116833 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 18, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3364 Hickory Run, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of April, 2022.

Karla Underwood

Trina Underwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karla Underwood and Trina Underwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of April, 2022.

Notary Public

My Commission Expires: 3-7-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 19, 2022.

Affiant Signature _____

April 19, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th day of April 2022.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

