Karen Johnson Davidson County
Batch# 876286 DEEDQC
06/23/2022 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220623-0071819

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall E. Webb,** a married man, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of its interest and conveys unto, **WSPC Investing, LLC,** a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors 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. 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.

Being the same property conveyed to Randall E. Webb, a married man by Warranty Deed from Anna Marie Webb, a widow dated August 20, 2021 and filed for record on August 24, 2021 as Instrument no. 20210824-0114337, Register of Deeds Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set out hands on this 13 day of June, 2022.

Randall E. Webb

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Randall E. Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 13 day of June, 2022.

Notary Public

My Commission Expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
WSP'c Investing, LLC 3945 Stilton Drive Nashville, TN 37207	Same	Davidson County: 080-12-0-021.00

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 13 day of June, 2022.

Notary Public

My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Emily Manno, 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 6/13/22.

Date

Affiant Signature

6/13/22
Date

State of Tennessee

County of Davidson

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

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