Name and Address of New Owner:
Christopher O'Rourke and Lori O'Rourke
4608 Camellia Place
Nashville, TN 37216
Send Tax Bills To:

New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 061-08-0-131.00

Karen Johnson Davidson County
Batch# 900820 DEEDWARR
08/09/2022 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220809-0090572

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, **Bryan Dale Webb and Terri Preslar Webb, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christopher O'Rourke and Lori O'Rourke, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee. Being Lot No. 14 on the unrecorded plan of George C. Nolen's Subdivision of a 10 acre tract shown on a survey made by Earle Drake, county surveyor, May 30, 1935, and described according to said survey as follows:

Beginning at a point in the Easterly margin of Newton Avenue at the common corner of Lots No. 13 and 14; thence Easterly with the line between said lots, 220 feet to a point: thence South 6 1/4 degrees East 100 feet to the corner of Lots 14 and 15; thence Westerly along the line between said Lots, 220 feet to the Easterly margin of newton avenue; thence with said avenue, Northerly 100 feet to the beginning.

Being the same property conveyed to Julie A. Hollingsworth by Deed from Wayne S. Estes and wife, Sarah L. Estes, of record in Book 10821, page 168, Register's Office for Davidson County, Tennessee, dated February 27, 1998 and recorded on March 04, 1998. (Value or consideration shown in aforementioned deed $105,000.00.)

Being the same property conveyed to Julie Hollingsworth Webb and Bryan Dale Webb, as tenants in common, each holding an undivided one-half interest by Quitclaim deed from Julie Hollingsworth Webb of record in Instrument No. 20151222-0128665 Register's Office for Davidson County, Tennessee, dated November 08, 2015 and recorded on December 22, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Bryan Dale Webb, an unmarried man, by Quitclaim Deed from Julie Hollingsworth Webb, an unmarried woman, and Bryan Dale Webb, an unmarried man, as tenants in common, each holding an undivided one-half interest, of record in Instrument No. 20190423-0037248 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 23, 2019. (Value of consideration shown in aforementioned deed $123,000.00.) Final Decree of Divorce Case No. 15D-1589. The said Bryan Dale Webb having since remarried to Terri P. Preslar Webb and the said Terri Preslar Webb is executing said deed to convey any and all marital rights in said property.

This is property also known as: 4608 Camellia Place, Nashville, TN 37216

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 8th day of August, 2022.

(SEAL)
Bryan Dale Webb

(SEAL)
Terri Preslar Webb

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 Bryan Dale Webb and Terri Preslar Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

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

Notary Public
My commission expires: 10/16/2024

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

File No. GNT-22-2316

Certificate of Authenticity

I, Joshua A. Terry, 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 8/8/2022.

Affiant Signature

8/9/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/9/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON