RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-10245-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 916270 DEEDWARR
09/13/2022 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20220913-0102230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of Sept 2022

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Webber Holdings, LLC 580 Franklin Rd., Suite 203 Franklin, TN, 37069	Same address as new owner	150-05-0B-001-00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($150,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BILLIE BYRD**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WEBBER HOLDINGS, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 1, being a portion of Lot No. 355, on the Plan of Forest View Park, Section 2, a Horizontal Property Regime, as of record in Book 3842, page 238, Register's Office for said County, and described in Master Deed for 2909 Anderson Road Condominiums, record in Instrument #20030113-0005153, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billie Byrd from Byrd Remodeling, Inc., by Quitclaim Deed dated September 14, 2011 and recorded September 14, 2011 in Instrument #20110914-0071297, said Register's Office.

Being the same property conveyed to Byrd Remodeling, Inc., from REO Properties Corporation, by Special Warranty Deed dated August 8, 2007 and recorded September 13, 2007 in Instrument #20070913-0109743, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ✓ improved property, known as: 2911 Anderson Road, Nashville, TN 37217

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title

thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 9th day of September, 2022

GRANTOR(S)

Billie Byrd

Billie Byrd

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Billie Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 9 day of Sept, 2022.

Katherine Warren

Notary Public

Katherine Warren

Printed Notary Name

My commission expires: 3/22/26

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

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 9/9/22 (date of document).

Jennifer L. Pennell

9/13/22
Date

State of Tennessee
County of Williamson

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

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

