Karen Johnson Davidson County
Batch# 916441 DEEDWARR
09/14/2022 10:50:59 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20220914-0102465

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20227435 **After Recording Return To The Above.**	I hereby swear or affirm that the actu value of the Premises, whichever is greater, is $775,000.00 which is equal to or g than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 7 day of September, 2022. Notary Public My Commission Expires 3-5-2024

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 7th day of September, 2022, among:

CHOUNESSEY M. HANKINS, AN UNMARRIED MAN

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

AND

KRISTA ELLIS WEBBER AND JAMES WEBBER, WIFE AND HUSBAND

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 the eastern half of Lot No. 19 on the Plan of John Trimble's Addition of record in Plat Book 57, page 53, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19 fronts 25 feet on the North side of Shepard Street, formerly Tennessee Street, and runs back between parallel lines 139 feet to an alley, on which it measures 25 feet.

Being the same property conveyed to Chounessey M. Hankins, an unmarried man by deed from Cream City Development, LLC, a Tennessee limited liability company, dated 20191028-0110413, Register's Office for Davidson County, Tennessee.

This property being known as 18 Shepard Street, Nashville, TN 37210.

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.

Chounessey M Hankins

Chounessey M. Hankins

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Chounessey M. Hankins**, 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 7 day of September, 2022.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2025

Owner Name & Property Address:

Name: Krista Webber and James A. Webber
Address: 18 Shepard Street
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Same
Address: _____
City, State, Zip: _____

Tax ID: 105-14-127.00