Karen Johnson Davidson County
Batch# 924616 DEEDWARR
10/03/2022 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20221003-0108727

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2025

File No. DH-22-3390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2022

Notary Public

MY COMMISSION EXPIRES: 7/6/2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Alden Webster, III and Lauren Riley	John Alden Webster, III and Lauren Riley	
(NAME) 515 Fatherland Street	(NAME) 515 Fatherland Street	82-15-0-206.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Sophie Laster-Hazzard, f/k/a Sophie Jones, an unmarried woman, and Derrick Jones II, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Alden Webster, III, an undivided ninety-five percent (95%), and Lauren Riley Webster, an undivided five percent (5%)**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 6th Council District of Nashville, Davidson County, Tennessee on the Northerly margin of Fatherland Street, 150 feet west of South Sixth Street said land being Lot 10, Zollicoffer's Plan of Lots of record in Book 19, Page 162, Register's Office, Davidson County, Tennessee described according to a boundary survey dated 2-4-13 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN. R.L.S.#1838 as follows:

Beginning at an iron rod (old) on the Northerly margin of Fatherland Street at the Southwest corner of Lot 11, Zollicofer's Plan of Lots (Book 19, Page 162, R.O.D.C., TN.) owned by Barbara J. Andrews (Book 10701, page 586, R.O.D.C., TN) and the Southeast corner of Lot 10 of said Zollicofer's Plan, said ROD. Being located South 65 degrees 15 minutes 00 seconds West 150.00 feet from the northwest intersection of South 6th Street and said Fatherland Street; thence with said Northerly margin South 65 degrees 15 minutes 00 seconds West, 50.00 feet to an iron rod (new) at the Southeast corner of Lot 9 of said Zollicofer's Plan; thence with said Lot 9, North 25 degrees 27 minutes 00 seconds West 170.00 feet to an iron rod (old) in the southerly margin of Alley No. 260; thence with said southerly margin of South 65 degrees 15 minutes 00 seconds East 50.00 feet to the Northwest corner of said Andrews; thence with said Andrews South 25 degrees 27 minutes 00 seconds East 170.00 feet to the point of beginning.

Being the same property conveyed to Sophie Jones and Derrick Jones, II, wife and husband by Warranty Deed from Carey Melissa Snarr aka Melissa Snarr and Kelley-Frances Fenelon, a married couple, dated February 16, 2021 and recorded February 24, 2021 in Instrument No. 20210224-0023184, Register's Office of Davidson County, Tennessee. Sophie Jones and Derrick Jones, II, subsequently divorced in Davidson County, Tennessee (Case No. 22D-785), and Sophie Jones is now known as Sophie Laster-Hazzard.

This is property more commonly known as 515 Fatherland Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 30th day of September, 2022.

Sophie Laster-Hazzard, f/k/a Sophie Jones

Derrick Jones, II

STATE OF WA
COUNTY OF King

On this 28th day of September, 2022, before me personally appeared Sophie Laster-Hazzard, f/k/a Sophie Jones, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of September, 2022.

Notary Signature
My commission expires: Jan 1. 2023

Notary Public
State of Washington
TIANYIN ZHU
COMMISSION# 175706
MY COMMISSION EXPIRES
Janurary 01, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2022, before me personally appeared Derrick Jones, II, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of September, 2022.

Notary Signature
My commission expires: 3.3.20

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **September 30, 2022**.

Date

Affiant Signature

September 30, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 4/26/2025

Date

Notary's Seal (if on paper)

