RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-11522-2022

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 9-196165

Karen Johnson Davidson County
Batch# 941769 DEEDWARR
11/16/2022 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20221116-0121908

WARRANTY DEED

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of Nov, 2022

NOTARY PUBLIC

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Silva 2911 Anderson Road Nashville TN 37217	Same address as new owner	150-05-0B-001-00

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars ($215,000.00) 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, **WEBBER HOLDINGS, LLC**, a Tennessee limited liability company, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JOHN SILVA**, an unmarried man, 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 Webber Holdings, LLC, from Billie Byrd by Warranty Deed dated September 9, 2022 and recorded September 13, 2022 in Instrument #20220913-0102230, said Register's Office.

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 improved property, known as: 2911 Anderson Road, Nashville, TN 37217.

TO 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 14th day of November, 2022

GRANTOR(S)

Webber Holdings, LLC, a Tennessee Limited Liability Company

By: _____
David Webber

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Jefferson

Personally appeared before me, a Notary Public, David Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Managing Member of Webber Holdings LLC, the within named bargainor, and that as such he executed the within instrument for the purposes therein contained by signing as Managing Member of Webber Holdings LLC.

WITNESS my hand and seal, this the 14 day of Nov, 2022.

_____
Notary Public

Amanda H. Petrie
Printed Notary Name

My commission expires: 4-13-26

AMANDA H. PETRIE
NOTARY PUBLIC
ID # KYNP48973
MY COMMISSION EXPIRES APRIL 13, 2026
COMMONWEALTH OF KENTUCKY

Certificate of Authenticity

I, **KATHY SMITH**, do hereby make oath that I am 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 11-14-22.

Kathy Smith
Affiant Signature

11-14-22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Nov 14, 2022

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

