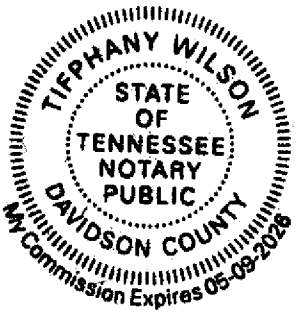
WARRANTY DEED



(this space for recording info)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of December, 2022.

NOTARY PUBLIC

My commission expires: 5/9/26

Karen Johnson Davidson County
Batch# 953699 DEEDWARR
12/21/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20221221-0131750

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Admiral Title, Inc., 8517 Kingston Pike, Knoxville, TN 37919

File # 224551

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad C. Duplantis and Ellen M. Duplantis	Same as owner	
(NAME)	(NAME)	105-04-0-031.00
1 Claiborne Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Webber and Krista Ellis Webber, FKA Krista Marie Ellis, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad C Duplantis and Ellen M Duplantis, husband and wife,**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED in Davidson County, Tennessee, and being the Southerly 35 feet, 9 inches of Lot Nos. 436, 437 and 438 on the Map of Lot Nos. 436, 437 and 438 Maury and Claiborne's Subdivision, as of record in Book 332, Page 5 in the Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 436, 437 and 438 fronts 35 feet, 9 inches on the Easterly side of Claiborne's Street and runs back between parallel lines, with the Northerly margin of Trimble Street, 120 feet to a dead line.

BEING the same property conveyed to Krista Marie Ellis, an unmarried woman and James Webber, an unmarried man, as tenants in common with rights of survivorship by Warranty Deed from Yellow Ball Development, GP of record in Instrument No. 20190227-0017674 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

DESIGNATED as Tax ID: 105-04-0-031.00

This is
unimproved ☐
improved ☐ property known as 1 Claiborne St, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this the 20th day of December, 2022.

James Webber

Krista Ellis Webber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned authority, a notary of the aforesaid County and State, personally appeared **James Webber and Krista Ellis Webber**, 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 such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 20th day of December, 2022.

Notary Public

My Commission Expires: 5/9/26

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 December 21, 2022.

Signature
Date: December 20, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 20th day of December, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025