Karen Johnson Davidson County
Batch# 954364 DEEDWARR
12/22/2022 09:27:23 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00

20221222-0131989

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.9024
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-142

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Caitlin Clinton-Selin	Caitlin Clinton-Selin	119-02-0-171.00
(NAME)	(NAME)	
105 Oriel Ave	1075 Olive Dr. Apt # 1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	DAVIS CA 95616	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JACQUELINE MICHELLE WEBB, GARY WEBB, AND KEITH WEBB, CO-ADMINISTRATORS OF THE ESTATE OF LINDA WEBB**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAITLIN CLINTON-SELIN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Barbara Heights, Section 3, A Subdivision of Part of Lot 65 of Cumberland Nurseries, Book 332, Page 36, of record in Plat Book 5190, Page 244, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM P. WEBB AND WIFE, LINDA ANN WEBB, by deed from RUTH FUDGE HAUFF, A WIDOW, of record in Book 7564, Page 486, dated May 26, 1988, said Register's Office. WILLIAM P. WEBB having since died on or about June 10, 2005 leaving LINDA A. WEBB as surviving tenant by the entirety. LINDA ANN WEBB having since died intestate on or about July 12, 2022. Pursuant to Order to Approve Contract for the Sale of Real Property dated October 27, 2022, of record in Docket No. 22P1448 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, the Estate was declared insolvent on October 5, 2022, bringing the real property into the probate estate and authorizing the Co-Administrators to convey said property.

unimproved ☐
This is improved ☒ property, known as 105 Oriel Ave, Nashville, TN 37210
(House No.) (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 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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 15 day of NOVEMBER, 22.

Jacqueline Michelle Webb, Gary Webb, and Keith Webb, Co-Administrators of the Estate of Linda Webb
BY

Gary Webb, Co-Administrator

Keith Webb, Co-Administrator

Jacqueline Michelle Webb, Co-Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Jacqueline Michelle Webb, Gary Webb, and Keith Webb personally appeared before me this day and acknowledged that they are the Co-Administrators of the Estate of Linda Webb, and further acknowledged the due execution of the foregoing instrument as their free act and deed.

Witness my hand and official seal, this the 15 of November, 2022.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

