Karen Johnson Davidson County
Batch# 978186 DEEDWARR
03/08/2023 10:19:48 AM 2 pgs
Fees: $13.00 Taxes: $26,825.00
20230308-0016647

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-9-24
(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5242-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Webb Starr, LLC	NEW OWNER	09216012500
(NAME)	(NAME)	
c/o Martha Brooke Perry, Attorney 102 Boyde Street		
(ADDRESS)	(ADDRESS)	
Ashland City TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Million Two Hundred Fifty Thousand And No/100 Dollars ($7,250,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, ANGELA R. JONES, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WEBB STARR, LLC, A WYOMING LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
BEING part of Lot No. 146 in the Boyd Home Tract, a plan of which is of record in Book 21, page 39, of the Registers Office of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the northwest corner of Broad Street and Nineteenth Avenue South, in the City of Nashville, Tennessee, running thence northerly with the westerly margin of said Nineteenth Avenue South, 100 feet more or less, to the southerly margin of a six-foot private alley; thence westerly, with the southerly

margin of said alley, 51 feet; then southerly, and parallel with Nineteenth Avenue South, 116 feet, more or less, to the northerly margin of Broad Street; thence easterly, with the northerly margin of Broad Street, 53 feet to the beginning.

TRACT II:
BEING a part of Lot No. 146, on the Plan of the Boyd Home Tract, as of record in Book No. 21, page 39, of the Register's Office of Davidson County, Tennessee, more particularly described as follows BEGINNING on the northerly margin of Broad Street, 53 feet westerly from the westerly margin of Nineteenth Avenue South, formerly Douglas Avenue, being the southwest corner of the lot first hereinabove described; thence with the northerly margin of Broad Street, westerly 51.7 feet, more or less, to the lot formerly belonging to W. G. Simmons, the southeast corner; thence with the easterly line of said lot, northerly 132 feet, more or less, to the southerly margin of a 6- foot private alley; thence with the southerly margin of said private alley, easterly to the northwest corner of the lot first hereinabove described, said corner being 51 feet westerly from the westerly margin of Nineteenth Avenue South; thence southerly with the westerly line of said lot, 116 feet, more or less to the beginning.

Being the same property conveyed to Angela R. Jones by Quitclaim deed from Kelly K. Jones of record in Instrument No. 20180301-0019171 Register's Office for Davidson County, Tennessee, dated February 9, 2018 and recorded on March 1, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1900 Broadway, Nashville, TN 37203
(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 successors 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 successors 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 6th day of March, 2023.

Angela R. Jones

Angela R. Jones

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela R. Jones, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained. Witness my hand this 6th day of March, 2023.

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: Jan 8 2024