Karen Johnson Davidson County
Batch# 990879 DEEDWARR
04/12/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,241.20
20230412-0026822

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-1046

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson (TT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $876,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of April, 2023

Notary Public

Commission Expires: 3.8.2025

TRACEY TRUMPHOUR * STATE OF TENNESSEE NOTARY PUBLIC * WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Lynn Webb and Beverly A. Webb 1557 Stokley Lane Old Hickory, TN 37138	Navy Federal Credit Union 820 Follin Lane SE Vienna, VA 22180	063-04-0A-036.00-CO

WARRANTY DEED

FOR AND IN 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,

Joel Ratekin and Anne Ratekin, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Lynn Webb and Beverly A. Webb, husband and wife

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 No. 118 on the Plat of Cleveland Hall Subdivision, Phase III, of record in Instrument No. 20060106-0002332, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joel C. Ratekin and wife, Anne E. Ratekin by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20160714-0072253, Register's Office for Davidson County, Tennessee, dated July 12, 2016 and recorded on July 14, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1557 Stokley Lane, Old Hickory, TN 37138

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 so 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.

Dated this the 5th day of April, 2023.

Joel Ratekin

Anne Ratekin

Anne Ratekin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 2023, before me personally appeared Joel Ratekin and Anne Ratekin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of April, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 4-5-23.

Tracey Trumphour
Affiant
Date: 4-5-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 5 day of April, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY