Karen Johnson Davidson County
Batch# 1006806 DEEDWARR
05/23/2023 03:36:30 PM 2 pgs
Fees: $13.00 Taxes: $4,662.00
20230523-0038869

6463

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,260,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2023.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Noelton Development Group, A Tennessee General Partnership	NEW OWNER	117-12-0E-002.00 117-12-0E 001.00
(NAME)	(NAME)	
959 Caldwell Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Gerald Webber, a married man, Aurobindo Nair, a married man, and Glenn P. Shorey and Jennifer L. Finger, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Noelton Development Group, A Tennessee General Partnership, a Tennessee Partnership,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1: 1211 Noelton Avenue, Nashville, TN 37215 Map and Parcel 117-12-0E-002.00

Land in Davidson County, Tennessee, being Unit #1211, as established by the Declaration of Covenants, Conditions and Restrictions for 1209-1211 Noelton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20090729-0071088 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 Gerald Webber, married, Aurobindo Nair, married, and Glenn P. Shorey and Jennifer Finger, husband and wife, as tenants in common with right of survivorship, by Warranty Deed from William R. Newman, Jr. and Lisa Newman, husband and wife dated 02/15/2022 recorded 02/28/2022 in Instrument number 20220228-0022269 in the Register's Office for Davidson County, Tennessee.

Property 2: 1209 Noelton Avenue, Nashville, TN 37215 Map and Parcel 117-12-0E-001.00

Land in Davidson County, Tennessee, being Unit #1209, as established by the Declaration of Covenants, Conditions and Restrictions for 1209-1211 Noelton Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20090729-0071088 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 Conveyance to Gerald Webber, married, Aurobindo Nair, married, and Glenn P. Shorey and Jennifer Finger, husband and wife, as tenants in common with right of survivorship, as by Warranty Deed from John Randall Newman, as , dated 02/15/2022 and recorded 02/28/2022 in Instrument Number 20220228-0022259, in the official records of Davidson County Recording Office.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

These are improved properties known as: 1211 Noelton Avenue, Nashville, TN 37215
1209 Noelton Avenue, Nashville, TN 37215

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, 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 heirs, 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 our hands this 22nd day of May, 2023.

Gerald Webber, Grantor

Glenn P. Shorey, Grantor

Jennifer L. Finger, Grantor

Aurobindo Nair, Grantor, by Jennifer L. Finger, his attorney in fact

Aurobindo Nair, Grantor, by Jennifer L. Finger, his Attorney-In-Fact pursuant to Specific Power of Attorney of record in Instrument No. 20230327-0022025 as corrected by Scrivener's Affidavit of record in Instrument No. 20230411-0026176, Register's Office for Davidson County, TN

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Gerald Webber, Glenn P. Shorey, Jennifer L. Finger, and Aurobindo Nair, by and through Jennifer L. Finger, his duly appointed and acting Attorney-in-Fact, being all of the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 22nd day of May, 2023.

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2021

Commission Expires: _____

Notary Public

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 22nd day of May, 2023.

05/22/2023

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 22nd day of May, 2023.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023