Karen Johnson Davidson County
Batch# 1009823 DEEDWARR
06/01/2023 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $5,161.50
20230601-0041225

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 $ 1,395,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2023.

Notary Public

COMMISSION EXPIRES: 8-20-2023

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meagan Nebel And Chris Nebel	Regions Bank d/b/a/ Regions Mortgage	117 16 0X 001.00 - CO
(NAME) 1504 Grandview Drive	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Birmingham, AL 35244	
(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, I, **Webber Webber and Shorey Development, A Tennessee Partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meagan Nebel and Christopher Nebel, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit "A" on the plan of Homes at 1506 Grandview Drive, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 1506 Grandview Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210527-0071689, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Webber, Webber and Shorey Development, by Warranty Deed from RER Partnership, a Tennessee General Partnership, dated 06/23/2021 and recorded 06/29/2021 in Instrument Number 202106290087866, in the Register's Office for Davidson County, Tennessee.

Tice Feldman executes this instrument as Attorney in Fact on behalf of Glenn Shorey, pursuant to the Power of Attorney recorded in Instrument No.20230523-0038692, Register's Office for Davidson County, Tennessee.

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.

This is Improved property, known as 1504 Grandview Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (Postal Zip)

File No.: 6562-23
Warranty Deed Individual eRec LES rev. 09-2018

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 31st day of May, 2023.

Webber Webber * And Shorey Development

By: _____
Gerald Webber, Member

By: _____
Stephen Webber, Member

By: _____
Glenn Shorey, Member

By: Tice Feldman, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **GERALD WEBBER AND STEPHAN WEBBER** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon **their** oath acknowledged **themselves** to be the **Members** of **WEBBER WEBBER * SHOREY DEVELOPMENT**, the within named bargainors, and that **they** as such **Members** executed the foregoing instrument for the purposes therein contained by signing the name of the by the said **GERALD WEBBER AND STEPHAN WEBBER** as such **Members.**

* and wf

WITNESS my hand and official seal at Nashville Tennessee, on this 31 day of May, 2023.

Commission Expires: _____

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

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Tice Feldman** and who, upon **his** oath acknowledged **himself** to be the Attorney-In-Fact for the within named **Glenn Shorey**, Member of Webber Webber Shorey Development, being authorized to act on behalf of said person, he executed the foregoing instrument as **his** free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2023.

_____
Notary Public

My Commission Expires:

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

* and

True Copy Certification

I, Shawna Pluth, 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 31st day of May, 2023.

Affiant Signature

Date 05/31/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of May, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

