Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
23-0130

Karen Johnson Davidson County
Batch# 1011092 **DEEDWARR**
06/05/2023 10 46 55 AM 2 pgs
Fees. $13 00 Taxes $3,385 50

20230605-0042319

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of June, 2023

Notary Public

Commission Expires

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan Andrew Haley, Trustee of the Tchamanian-Haley Living Trust 1507 Elmwood Avenue Nashville, TN 37212	New Owner	105-13-0-114 00

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,

Timothy Webb, Executor of the Estate of Eula Smith Webb

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

Ryan Andrew Haley, Trustee of the Tchamanian-Haley Living Trust

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 the westerly half of Lot No 76 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee

SAID part of said lot fronts 50 feet on the southerly side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley

BEING the same property conveyed to Willie L Webb and wife, Eula Webb by Warranty Deed from Thomas C Jones and Felix Z Wilson, II, dated 8/22/1973 and recorded 11/23/1973 in Book 4767, Page 161, Register's Office for Davidson County, Tennessee

The said Willie L Webb AKA Willie Lee Webb, Sr , is reported to have died April 19, 2008, leaving the property vested solely in Eula Webb

The said Eula Webb AKA Eula Smith Webb died testate on August 7, 2021 Pursuant to Order to Probate dated 6/23/2022 and filed in Docket No 22P-413 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Timothy Webb was appointed as Executor of the Estate of Eula Smith Webb, with authority to sell the real property

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 1507 Elmwood Avenue Nashville, TN 37221

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 1ST day of June, 2023

Estate of Eula Smith Webb

By _____
Timothy Webb, Executor

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy Webb, Executor of Estate of Eula Smith Webb** 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 for the purposes therein contained.

Witness my hand and official seal at 2015 MAIN ST, SALT LAKE CITY this 1ST day of June, 2023

ALEC BRITTE
Notary Public - State of Utah
Comm. No. 724283
My Commission Expires on
Apr 20, 2026

_____ ALEC BRITTE
Notary Public
My Commission Expires 04/20/26

(Notary Seal)