Karen Johnson Davidson County
Batch# 1058607 DEEDWARR
10/06/2023 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20231006-0078962

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37877-09-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me this 6th day of October, 2023. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES SEPTEMBER 6, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patton Webb 2503 Westwood Avenue Nashville, TN 37212	Capstar Bank 2002 Richard Jones Rd. #A300 Nashville, TN 37215	Map and Parcel No.: 104 15 0 388.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, J. Michael Webb and Elizabeth S. Webb, husband and wife (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Patton Webb, unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2503 Westwood Avenue, Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument made effective as of the 6th day of October, 2023.

GRANTORS:

J. Michael Webb

Elizabeth S. Webb

STATE OF Alabama

COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Michael Webb and Elizabeth S. 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, at office, this 4th day of October, 2023.

Notary Public
My Commission Expires: 04/13/2026

MISTY M STEWARD
NOTARY PUBLIC
EXP. 04.13.2026
STATE OF ALABAMA

EXHIBIT "A"

Land in Davidson County, Tennessee, being the East 20 feet of Lot No. 59 and the West 43 feet of Lot No. 58 on the Plan of Belair, of record in Plat Book 332, Page 6, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Said part of Lot Nos. 58 and 59 adjoin and front together 63 feet on the South side of Westwood Avenue and run back between parallel lines 192 feet to a dead line.

Being the same property conveyed to J. Michael Webb and Elizabeth S. Webb, husband and wife, by Warranty Deed from Ronn Jason Reynolds and wife, Elizabeth B. Reynolds, of record in Instrument No. 20190610-0055241, in the Register's Office of Davidson County, Tennessee, dated June 07, 2019 and recorded on June 10, 2019.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for the year 2024 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belair, as recorded in Plat Book 332, Page(s) 6.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/6/23 (date of document).

Affiant Signature

10/6/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

