Karen Johnson Davidson County
Batch# 1079089 DEEDWARR
12/06/2023 02:42:30 PM 5 pgs
Fees: $28.00 Taxes: $2,044.25
20231206-0094401

AFTER RECORDING RETURN TO:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2963029

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 160-12-0-173.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 1st day of Dec 2023 by and between **Marcia C. Corley, individually and as surviving spouse of Lynch B. Corley, Jr., deceased,** residing at 1522 Wilson Pike, Brentwood, TN 37027, hereinafter referred to as Grantor(s) and **Cameron B. Webb** and **Anna M. Webb, husband and wife** and **Timothy R. Webb** and **Elizabeth C. Webb, husband and wife, all as joint tenants with right of survivorship,** residing at 705 Woodridge Court, Brentwood, TN 37027, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Five Hundred Fifty Two Thousand Five Hundred and 00/100 Dollars ($552,500.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 705 Woodridge Court, Brentwood, TN 37027

Being the same property conveyed to Lynch B. Corley, Jr. and wife, Marcia C. Corley from Construction Associates, Inc. in a Warranty Deed dated 03/30/1993 and recorded 03/31/1993 under Book 8900, Page 954 in the Register's Office of Davidson County, Tennessee; Affidavit of Surviving Spouse recorded _____ under ____202312060094400_____, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

Dated this 1st day of Dec, 2023

Marcia C. Corley

Marcia C. Corley

State of TN
County of Williamson ss.:

Subscribed, sworn to and acknowledged before me this 1st day of Dec, 2023, by **Marcia C. Corley.**

Notary Public
My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 552,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Marcia C. Corley

STATE OF TN
COUNTY OF Williamson

Sworn to before me ~~this~~ 1st ~~day of~~ Dec, 2023

Notary Public
My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Cameron B. Webb and Anna M. Webb
Timothy R. Webb and Elizabeth C. Webb
705 Woodridge Court
Brentwood, TN 37027

Name and address of property owner:

Cameron B. Webb and Anna M. Webb
Timothy R. Webb and Elizabeth C. Webb
705 Woodridge Court
Brentwood, TN 37027

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of WILLIAMSON, State of TN, and is described as follows:

Being Lot Number 12 on the Plan of Section "A" Woodridge, of record in Plat Book 7900 at page 181

Tax ID: 160-12-0-173.00

Property Commonly Known As: 705 Woodridge Court, Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Sophea Keo, 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 December 1, 2023 (date of document).

Affiant Signature

12/6/23
Date

State of Pennsylvania

County of Allegheny

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

Notary's Signature

MY COMMISSION EXPIRES: June 22, 2027

NOTARY'S SEAL

Commonwealth Of Pennsylvania - Notary Seal
Courtney Kern, Notary Public
Allegheny County
My Commission Expires June 22, 2027
Commission Number 1435416

2963029 Deed

202312060094401