THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5341-WE

Karen Johnson Davidson County
Batch # 1084593 DEEDWARR
12/21/2023 10:52:16 AM 2 pgs
Fees: $13.00 Taxes: $17,390.00

20231221-0098432

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF December, 2023.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Webb Starr, LLC	NEW OWNER	
280 Warfield Blvd		**09216012300** &
Clarksville, TN 37043		**09216012400**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, ITS SUCCESSORS AND ASSIGNS AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jennifer L. Lightsey**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Webb Starr, LLC., a Wyoming Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND ASSIGNS, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, also being a portion of Lot Number 146 in the John Boyd Home Place, as of record in Book 21, Page 39, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing PK nail at the intersection of the westerly right-of-way line of Nineteenth Avenue South, 50 feet in width, and the northerly right-of-way line of an unnumbered alley, 6 feet in width, said PK nail North 31 deg. 10 min. 30 sec West, 105.77 feet from the northwest intersection of Nineteenth Avenue South and Broadway; Thence leaving the westerly right-of-way line of Nineteenth Avenue South with the northerly right-of-way line of the unnumbered alley, South 59 deg. 44 min 41 sec West, 150.00 feet to an existing iron rod at the intersection of the easterly right-of-way line of Alley Number 384, 12 feet in width; Thence leaving the northerly right-of-way line of the unnumbered alley with the easterly right-of-way line of Alley Number 384, North 32 deg. 02 min 25 sec West, 62.37 feet to an existing iron rod at a corner common with the property of Moody National Nashville MC H, LLC, as or record in Instrument Number 20060509-0053893, at the Register's Office for Davidson County, Tennessee; Thence leaving the easterly right-of-way line of Alley Number 384 with the southerly property line of Moody National Nashville MC H, LLC, North 57 deg. 01 min 52 sec East, 151.00 feet to an existing painted mark in a concrete walk on the westerly right-of-way line of said Nineteenth Avenue South; Thence with the westerly right-of-way line of Nineteenth Avenue South, South 31 deg. 10 min 30 sec East, 69.50 feet to the POINT OF BEGINNING. Containing 9,920 square feet (0.23 acres) more or less.

Also being described as follows:

Tract I: Being a part of Lot No. 146 in Boyd Home Tract, a plan of which is of record in Book 21, page 39, Register's Office for said County, described as follows: Beginning at a point in the northerly margin of an alley, said alley being about 100 feet north of the intersection of Broad Street and 19th Avenue South; said point of beginning being about 127 1/2 feet west from the northwesterly corner of the intersection of said alley with 19th Avenue South; thence runs westerly along the margin of said alley 28 feet, more or less, to another alley; thence northward and parallel with 19th Avenue South, 35 1/2 feet more or less to a point; thence easterly 28 feet more or less to a point; thence southwardly 35 1/2 feet to the point of beginning.

and

Tract II: Beginning on the westerly margin of 19th Avenue South at a point being 106 feet northerly from the northwest intersection of 19th Avenue South and Broadway, formerly Broad Street, being the northerly margin of a 6 foot alley; thence with the westerly margin of 19th Avenue South, northerly 69 1/2 feet to the southeast corner of the W. C. Collier property; thence with the southern boundary line of said Collier property westerly 151 feet to an alley; thence with said alley southerly 32 feet to a point, being 1 foot from the northern wall of a brick stable; thence easterly and parallel to the northern wall of said

stable 28 feet; thence southerly and parallel to the eastern wall of said stable; 35 1/2 feet to an alley; thence with said alley easterly 125 2/5 feet to the beginning.

Being the same property conveyed to James T. Mauries, and wife Jennifer L. Lightsey by deeds from Nicholson's Hi-Fidelity Center, Inc. a Tennessee corporation of record in Instrument No. 20101012-0081830 and 20101012-0081831, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer L. Lightsey by Quitclaim deed from James T. Mauries and wife, Jennifer L. Lightsey of record in Instrument No. 20140619-0053479 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **113 A & 115 19th Avenue South, Nashville, TN 37203**

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, its successors and assigns, their heirs 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 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 the 20 day of December, 2023.

Jennifer L. Lightsey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer L. Lightsey,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20 day of December, 2023.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON