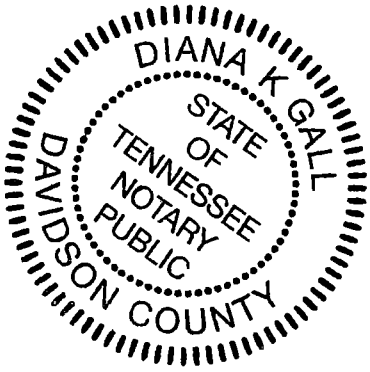
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $880,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1101003 DEEDWARR
02/14/2024 10:09:07 AM 2 pgs
Fees: $13.00 Taxes: $3,256.00

20240214-0010230

THIS INSTRUMENT WAS PREPARED
Laura Perry,
Stewart Title - Homeland Division,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: ST24-010070

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Holly Humphrey and Joshua Humphrey	New Owners	
(NAME)	(NAME)	
5728 Knob Road		103-05-0-010.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF EIGHT HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($880,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HEATHER L. WEBBER, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOLLY HUMPHREY AND JOSHUA HUMPHREY, _____, 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 Lot No. 62, as shown on the map entitled Hillwood Park, of record in Plat Book 3300, Pages 27 & 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Connor Aitken Webber, a single person, and Angus J. Webber and Heather L. Webber, husband and wife by Warranty Deed from Hope Larsen, formerly known as Hope Pehler, a single woman, dated 07/20/2018, of record in Instrument No. 20180724-0071944, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather L. Webber, married by Quitclaim Deed from Connor Aitken Webber, a single person and Angus J. Webber, married, dated 07/20/2018, of record in Instrument No. 20180725-0072737, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Connor Aitken Webber, an unmarried person and Angus J. Webber and Heather L. Webber, husband and wife by Quitclaim Deed from Heather L. Webber, married, dated 09/16/2020, of record in Instrument No. 20200922-0108496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather L. Webber, married by Quitclaim Deed from Connor Aitken Webber, an unmarried person and Angus J. Webber and Heather L. Webber, husband and wife, dated 09/16/2020, of record in Instrument No. 20201118-0135732, Register's Office for Davidson County, Tennessee.

Grantors spouse does not join in the execution of this deed due to the property never being their primary marital residence.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 5728 Knob Road, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my/our hand(s) this the 13th day of February, 2024

Heather L. Webber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Heather L. Webber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of February, 2024.

Notary Public
My Commission Expires: 9-21-27
(SEAL)

JON PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 9-21-27