Karen Johnson Davidson County
Batch# 1107406 DEEDWARR
03/05/2024 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240305-0015125

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-573

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2024

Notary Public

Commission Expires: 7/dote

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Roger Hendrix 1269 General George Patton Road Nashville, TN 37221	New Owner	142-09-0E-068-00

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,

John Alexander Gupton, III, Judith Winter Gupton and Beth Underwood Newell, Co-Executors of Estate of Kathleen Pace Webb

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

Roger Hendrix, an unmarried man,

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, being Unit No. 1269 on the Plan of River Plantation, Section Seven, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown by a map of record in Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, and as described in a Master Deed recorded in Book 6226, Page 9, in the Davidson County, Tennessee Register of Deeds Office.

Being the same property conveyed to Kathleen Pace Webb by Warranty Deed from Henry P. Cincere, married of record in Instrument No. 20110505-0034737, Register's Office for Davidson County, Tennessee, dated April 22, 2011 and recorded on May 05, 2011. The said Kathleen Pace Webb died on or about July 08, 2023. Reference is made to her Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee Docket No. 23P1366, and naming Katherine Snyder, Graham Nelson, Courtney Weller, Anna Nelson, James Pace, Jr., and Adam Nelson as devisees.

Being the same property conveyed to The Estate of Kathleen Pace Webb by Quitclaim Deed from Katherine Snyder, Graham Nelson, Courtney Weiler, Anna Nelson, James Pace, Jr., and Adam Nelson dated December 20, 2023 and recorded February 7, 2024 in Instrument No. 20240207-0008711, Register's Office of Davidson County, Tennessee.

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: 1269 General George Patton Road, 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 March, 2024.

Estate of Kathleen Pace Webb

By: _____
John Alexander Gupton, III, Co-Executor

By: _____
Judith Winter Gupton, Co-Executor

By: _____
Beth Underwood Newell, Co-Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of March, 2024, before me personally appeared John Alexander Gupton, III, Judith Winter Gupton, and Beth Underwood Newell, Co-Executors of Estate of Kathleen Pace Webb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2024.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Signature
My commission expires: 7/4/26

Certificate of Authenticity

I, Joshua A. Terry, 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 3/1/2024.

Affiant Signature – Joshua A. Terry

3/4/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/4/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27