Karen Johnson Davidson County
Batch# 1111939 DEEDWARR
03/18/2024 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20240318-0018396

WARRANTY DEED

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

NEW-T24028

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF March, 2024.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
New Miracle, LLC	NEW OWNER	34-9-38
304 Marita Avenue		
Goodlettsville, TN 37072		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DAVID WEBB, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NEW MIRACLE, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 26 on the Plan of Gateway, Section I, as of record in Book 3300, Page 39 and 40, register's Office for said County. Said Lot No. 26 fronts 64 feet on the easterly side of Marita Avenue and extends back 163.5 feet on the northerly line and 137 feet on the southerly line, to deadline in the rear on which it measures 112 feet.

Being the same property conveyed to David Webb by deed from Reba Sue Webb of record in Instrument No. 202108160110363, recorded on 08/16/2021, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Elijah Hobart Webb, Jr. and wife, Kathleen Webb. Kathleen Webb having since died September 22, 19686 and Elijah Hobart Webb, Jr. having since died on September 29, 1998.

Affidavit of Heirship of record as Instrument No. 20210816-0110361 and 20210818-0110362 in Davidson County, Tennessee, the sole heirs of Elijah Hobert Webb, Jr. were his wife at the time of his death. Reba Sue Webb and his only child, David Webb.

Said property was never a marital residence.

( ) unimproved
This is (X) improved property known as 304 Marita Avenue, Goodlettsville, Tennessee 37072 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 15th day of March, 2024 :

David Webb

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named DAVID WEBB, MARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, TN, this 15th day of March, 2024.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Tennessee Certification of Electronic Document

I, Umylehn, 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 3/15/2024 (date of document).

Affiant Signature

3/18/2024
Date

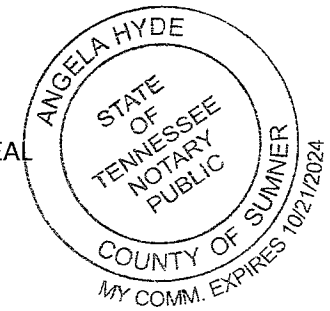
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18 day of March, 2024.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: _____