RECORD AND RETURN TO:
Webber Holdings, LLC
580 Franklin Rd, Ste 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1112927 DEEDQC
03/20/2024 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20240320-0019112

QUITCLAIM DEED

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$560,000.00~~.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2024.

NOTARY PUBLIC

My commission expires: September 19, 2026

THIS INSTRUMENT PREPARED BY:
Jennifer L. Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

Webber Holdings, LLC 580 Franklin Rd, Ste 203 Franklin, TN 37069	SEND TAX BILLS TO: Same as Address of New Owner	MAP-PARCEL NUMBERS 10145023000

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SIXTY THOUSAND ($560,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Nashville Comfort, LLC,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Webber Holdings, LLC, a Tennessee limited liability company,** hereinafter called the Grantee(s), its heirs and assigns forever, as tenants in common, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 6 on the Resubdivision of Lots on Linden and West Linden being part of F.J. and W.D. Fuller Property of record in Book 1130, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50.7 feet of the northerly side of Sunset Avenue, formerly Linden Place, and extends back between lines, 187.4 feet on the westerly line and 177.2 feet on the easterly line, to a dead line on which it measures 50 feet.

Being the same property conveyed to Theodore A. Friedmann, and wife, Estelle G. Friemann, by deed from Howard D. Derrick, Sr., and Wife, Pauline M. Derrick, of record in Book 4682, Page 54, in said Register's Office.

Being the same property conveyed to Christina H. Satterfield by quitclaim deed from Theodore A. Friedman, of record in Book 9705, Page 812, in said Register's Office.

Being the same property conveyed by the Clerk and Master of the Davidson County Chancery Court pursuant to tax sale to Nashville Comfort, LLC on or about October 25, 2019 on Page 77 of Tax Minute Book 146, and in that Report of Sale of record in Instrument No. 20191219-0131247 in the Office of the Davidson County Register of Deeds.

WITNESS MY HAND, this 13 day of February, 2024.

Grantor

Nashville Comfort, LLC

By: Mike Dolan, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Helen Ponchillia, **MikeDolan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who represented himself to be a Member of Nashville Comfort, LLC and who further acknowledged that he executed the within instrument for the purposes therein contained as said Member, on behalf of Nashville Comfort, LLC.

WITNESS my hand and seal, this 13th day of February 2024.

Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb. 13, 24 (date of document).

Jennifer L. Pennell

March 19, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

