# WARRANTY DEED

(SEAL)

Karen Johnson
Batch # 1141141
05/31/2024 10:07:06 AM
Fees: $13.00 Taxes: $1,591.00

Davidson County
DEEDWARR
2 pgs

20240531-0040405

File #24-TLC-2903-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: NOTARY PUBLIC

STATE OF TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES 11-3-2025

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Mitchell Webb and Nora Webb** | SWBC MORTGAGE CORP | |
| (NAME) | (NAME) | |
| **2903 Selena Drive** | P.O.BOX 202028 | **119 14 0 170.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | FLORENCE, SC 29502-2028 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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,

**PON SENGBOUTTARATH, AN UNMARRIED PERSON**,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**MITCHELL T. WEBB, AND NORA M. WEBB, HUSBAND AND WIFE**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the Map entitled SECTION TWO, MASHBURN HEIGHTS, of record in Plat Book 1835, Page 93, 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 Pon Sengbouttarath, unmarried, by Warranty Deed from Robert Walsh, married, of record in Instrument No. 20180606-0054103, in the Register's Office of Davidson County, Tennessee, dated June 04, 2018 and recorded on June 06, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, MASHBURN HEIGHTS, as recorded in Plat Book 1835, Page(s) 93, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2038, Page 325, as amended in Book 2290, Page 494, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2903 Selena Drive, Nashville, TN 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this the 30th day of May, 2024.

Pon Sengbouttarath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2024, before me personally appeared Pon Sengbouttarath, 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 30th day of May, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028