Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $535,000.00

Paula M. Webber
Affiant

Subscribed and sworn to before me this 27 day of June 2024.

Notary Public
My commission expires: 2/7/27

Karen Johnson Davidson County
Batch# 1152918 DEEDWARR
07/01/2024 09:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,979.50
20240701-0049182

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin LeBlanc Family, LLC 160 WAKEBOARD WAY Winchester, TN 37398	Same	104-02-0X-216-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jeffrey C. Webber and Paula M. Webber, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kevin LeBlanc Family, LLC, a Louisiana Limited Liability Company** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 216, together with the appurtenant interest in the common elements of The Row at 31st Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20030430-0057670 and corrected in Instrument No. 20040203-0012935 and addendum in Instrument No. 20040206-0014724 and amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20171109-0115339 Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plat attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Jeffrey C. Webber and wife, Paula M. Webber by Quitclaim Deed from Brooke Webber, nka Brooke Webber Lowry

of record in Instrument No. 20140404-0027971, Register's Office for Davidson County, Tennessee, and dated April 3, 2014.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of The Row at 31st Condominiums of record in Instrument No. 20030430-0057670 Register's Office for Davidson County, Tennessee.

3. Easements to Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20021011-0125352, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Instrument No. 20020910-0109699 Register's Office for Davidson County, Tennessee.

5. Subject to the Master Deed, recorded as Instrument #20030430-0057670, corrected in Instrument No. 20040203-0012935, addendum in Instrument No. 20040206-0014724, and amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215, and Instrument No. 20171109-0115339 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 216 31st Avenue North, Nashville, TN 37203

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27th day of June, 2024.

Jeffrey C. Webber

Paula M. Webber

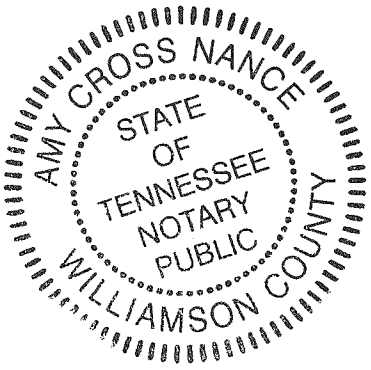
202407010049182

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27 day of June, 2024, before me personally appeared Jeffrey C Webber and Paula M Webber, 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 27th day of June, 2024.

Notary Signature
My commission expires: 2/7/27



I, Sheri Engel, 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 this 27th day of ~~July~~ June, 2024

Sheri Engel

Dated 7/1/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 1st day of July, 2024

My commission expires: 2/7/27

Notary Public