Karen Johnson Davidson County
Batch# 1161041 DEEDWARR
07/23/2024 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240723-0055503

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2024.

Notary Public
MY COMMISSION EXPIRES: 11/2/26
File No. G24-21510

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amelia Workman and Martin Workman (NAME)	(NAME)	172-04-0-014.00
305 Haywood Ln (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Daniel Webster, Executor of Estate of Linda Webster**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amelia Workman, and Martin Workman, wife and husband**, 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, Tennessee, being Lot No. 4 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.

BEING the same property conveyed to Charles W. Webster, Jr. and wife, Sonya G. Webster by Warranty Deed from Daniel J. Morgan and wife, Beverly J. Morgan, dated 3/12/1980 and recorded 3/13/1980 in Book 5578, Page 264, Register's Office for Davidson County, Tennessee.

The above parties were subsequently divorced on September 8, 2009 according to Final Decree of Divorce filed in Docket No. 09D-119 in the Fourth Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated 9/8/2009 and recorded 9/8/2009 in Instrument No. 20090908-0083880, Sonya G. Webster conveyed her interest in the property to Charles W. Webster.

The said Charles W. Webster was subsequently remarried to Linda Webster, and by Quitclaim Deed dated 3/26/2019 and recorded 4/8/2019 in Instrument No. 20190408-0031982, Charles W. Webster conveyed the property to Charles W. Webster and wife, Linda Webster, as tenants by the entirety. The said Charles W. Webster (AKA Charles W. "Bill" Webster, Jr.) is reported to have died on March 27, 2020.

The said Linda Webster (AKA Linda Holmes Webster) died testate on July 21, 2023. According to Order to Probate and her Last Will and Testament filed 11/30/2023 in Docket No. 23P-2085 in the Seventh Circuit Court for Davidson County, Tennessee, William Daniel Webster was appointed as Executor. Pursuant to the terms of Linda Webster's Last Will and Testament William Daniel Webster was authorized and directed to convey any real estate owned by the decedent.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

This is improved property, known as 612 Monte Carlo, Antioch, TN 37013.

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 do 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. Whenever 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 23rd day of July, 2024.

Estate of Linda Webster

By: _____, Exec.
Daniel Webster, Executor

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Daniel Webster, Executor of Estate of Linda Webster, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executor of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of July, 2024.

_____
Notary Public

My Commission Expires: 1/28/2026

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certification of Recorded Documents

I, Tameika Jones, 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 July 23, 2024.

Tameika Jones

(AFFIANT) – Tameika Jones

07/23/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 23rd day of July, 2024.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY