WARRANTY DEED

Karen Johnson Davidson County
Batch# 1161408 DEEDWARR
07/24/2024 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20240724-0056061

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$292,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2024.

Notary Public

My commission expires: 5-9-2026
(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Van Hoang	**New Owner**	**Map 173-05-0A Parcel 166.00co**
1805 Shaylin Loop		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Johnathon E. Webb and Megynn M. Webb, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Van Hoang, a single woman

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 Unit No. 166 on the Plan of Barnes Crossing, Phase One, a Planned Unit Development, according to a plat and survey as shown on Exhibit A of the Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480 and amended in Instrument No. 20051114-0136938, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Johnathon E. Webb and Megynn M. Webb, husband and wife, by Warranty Deed dated September 1, 2017, from Damon V. Dimick, an unmarried man, of record in Instrument No. 20170907-0092136, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "A" to the Master Deed of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480 and further amended in Instrument No. 20051114-0136938, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed and By-Laws and Charter of Barnes Crossing of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480 and amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee. 3) All matters shown on the P.U.D. Boundary Plat of Barnes Crossing of record in Instrument No. 20050128-0010427, said Register's Office. 4) Right-of-Way Dedication to the Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20050811-0095171, said Register's Office. 5) Grant of Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20131021-0109630, said Register's Office. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1805 Shaylin Loop, 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 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. 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 23 day of **July, 2024.**

Johnathon E. Webb

Megyun M. Webb

STATE OF Arizona)
COUNTY OF Coconino)

Personally appeared before me, a Notary Public of said County and State, **Johnathon E. Webb and Megyun M. Webb,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Flagstaff (city), Arizona (state), this 23 day of **July, 2024.**

Notary Public

DINA GEIST
Notary Public - Arizona
Coconino County
Commission # 653333
My Commission Expires 09/13/2027

My Commission Expires: 9/13/2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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**.

Affiant Signature

07/24/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 24, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY