RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ROBERTSON)
Karen Johnson Davidson County Batch# 1175163 DEEDWARR 08/29/2024 07:50:30 AM 5 pgs Fees: $28.00 Taxes: $752.95 20240829-0066309	The actual consideration for this transfer or value of property transferred (whichever is greater) is $203,500.00. Affiant Sworn to and subscribed before me this 28th day of August, 2024. Notary Public My Commission Expires: 3-27-2027
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Stefani Apa-Webb 7912 Meadow View Drive Nashville, TN 37221	New Owner(s)	156 10 0 013.00

THIS GENERAL WARRANTY DEED is made and effective as of the 28th day of August, 2024 (the "***Effective Date***"), by and between:

STEFANI APA-WEBB, Personal Representative of the Estate of Barbara E. Apa and STEVEN H. APA, a married man, and STEFANI APA-WEBB, a married woman, as Beneficiaries of the Estate of Barbara A. Apa ("***Grantor***"); and

STEFANI APA-WEBB, a married woman ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of DAVIDSON, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of SECTION 1, HARPETH RIVER ESTATES, as of record in Book 4460, Page 188, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Pat E. Apa and wife Barbara E. Apa, by Warranty Deed from R. E. Potter, Inc., of record in Book 4960, Page 343, in the Register's Office of Davidson County, Tennessee, dated October 08, 1975 and recorded on October 09, 1975. The said Pat E. Apa died on July 09, 2004, leaving Barbara E. Apa as the sole surviving tenant. The said Barbara E. Apa died testate on January 24, 2024 and her last will and testament was admitted for probate in Docket No. 24P399, in the Probate Court for Davidson County, Tennesee, where the said Stefani Apa nka Stefani Apa-Webb was appointed as Personal Representative of the Estate of Barbara E. Apa and subject property was devised to Steven H. Apa and Stephanie Apa-Webb. Also see Affidavit of Heirship, of record in Record Book ____, Page ____, said Register's Office.

20240829-0066308

This is improved property commonly known as 7912 Meadow View Drive, Nashville, TN 37221.

This conveyance is being made subject to (i) taxes for the year 2024, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, HARPETH RIVER ESTATES, as recorded in Plat Book 4460, Page(s) 188.

3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4745, Page 492 and Assignment recorded in Book 5123, Page 520.

4. Easement for Dedication of Public Utilities, recorded in Instrument No. 20010803-0083213.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

PERSONAL REPRESENTATIVE

STEFANI APA-WEBB

BENEFICIARIES

STEVEN H. APA

STEFANI APA-WEBB

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, STEFANI APA-WEBB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained and who further that she is the Personal Representative of the Estate of Barbara E. Apa, and is authorized to execute this instrument in such capacity.

Witness my hand, at office, this 28th day of August, 2024.

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

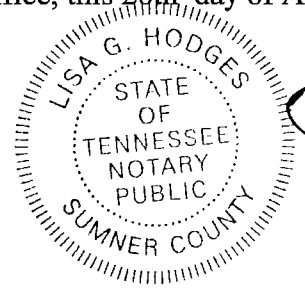
Notary Public

My Commission Expires: 02/25/2028

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, STEVEN H. APA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2024.



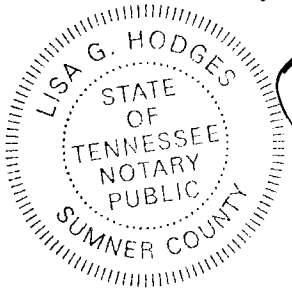
Notary Public

My Commission Expires: 02/29/2028

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

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Witness my hand, at office, this 28th day of August, 2024.



Notary Public

My Commission Expires: 02/29/2028

TRUE COPY CERTIFICATION

I, LISA HODGES, 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 August 28, 2024 (date of document).

Affiant Signature

Date: 08/28/2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 28th day of August, 2024.



Notary Public

My Commission Expires: 3-27-2027