This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4407-TM

Karen Johnson Davidson County
Batch# 1193681 DEEDWARR
10/15/2024 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20241015-0079909

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of October, 2024.

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 03/01/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert A. Sprotte 3200 Panorama Drive Nashville, TN 37218	New Owner	080 12 0 021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WSPC Investing, LLC, a Kentucky Limited Liability Company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert A. Sprotte**, hereinafter called the Grantee, his 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. 196 on the Plan of SECTION ONE, BORDEAUX GARDENS, of record in Plat Book 3300, Page 91 (as amended in Book 3505, Page 589, and further amended in Book 3615, Page 369), Register's Office for Davidson County, Tennessee (to which plat reference is hereby made for a more particular description).

Beginning at a point in the Easterly margin of Panorama Drive at the corner of Lots 195 and 196; thence with the line between said lots, Northeasterly 125 feet to a point; thence Southeasterly 75 feet to the Northerly margin of Snell Boulevard; thence with the margin of the same, Southwesterly 100 feet to the beginning of a curve; thence around said curve, Westerly 39.27 feet to the margin of Panorama Drive; thence with the margin of the same, Northwesterly 50 feet to the Point of Beginning.

Being the same property conveyed to WSPC Investing, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Randall E. Webb, a married man, of record in Instrument No. 20220623-0071819, in the Register's Office of Davidson County, Tennessee, dated June 13, 2022 and recorded on June 23, 2022.

Being the same property conveyed to Randall E. Webb, a married man, by Warranty Deed from Anna Marie Webb, a widow, of record in Instrument No. 20210824-0114337, in the Register's Office of Davidson County, Tennessee, dated August 20, 2021 and recorded on August 24, 2021.

Being the same property conveyed to Ronald B. Webb and wife, Anna Marie Webb, by Warranty Deed from Woodrow Browning Stover and wife, Margaret G. Stover, of record in Book 8504, Page 64, in the Register's Office of Davidson County, Tennessee, dated December 06, 1991 and recorded on December 09, 1991. The said Ronald B. Webb died on May 05, 2017, leaving Anna Marie Webb as surviving tenant by the entirety. Also see Affidavit of Heirship recorded in Instrument No. 20170906-0091729, said Register's Office.

This is improved property located at: **3200 Panorama Drive, Nashville, TN 37218.**

This conveyance is made subject to 1) Property taxes for the year **2025**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of October, 2024.

GRANTOR:

WSPC Investing, LLC, a Kentucky Limited Liability Company

By: Randall Webb
Randall Webb, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Randall Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged, that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of WSPC Investing, LLC, a Kentucky Limited Liability Company, and that he is authorized by WSPC Investing LLC, to execute this instrument on its behalf.

WITNESS my hand and seal at office this 11th day of October, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202410150079909

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/11/24 (date of document).

Jennifer Russell
Affiant Signature

10/15/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

