RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LRPS-25346-24

Karen Johnson Davidson County
Batch# 1197855 DEEDWARR
10/25/2024 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20241025-0083018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of OCTOBER, 2024.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON COMM. EXPIRES JUNE 23, 2026

OC

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Webber Holdings, LLC 580 Franklin Road, Ste. 203 Franklin, TN 37069	Same address as new owner	069-04-0-141

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($175,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **OTIS PINKERTON, JR., SYLVIA RUSSELL, AND JONATHAN PINKERTON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **WEBBER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 171 on the Plan of Section 2, Haynes Park Subdivision, of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Pinkerton, Sylvia Russell, and Otis Pinkerton, from Jonathan Pinkerton, as Executor of the Estate of Louise Pinkerton, Docket No. 19P1431, Probate Court for Davidson County, Tennessee, by Executor's Deed dated November 22, 2023 and recorded December 1, 2023 in Instrument #20231201-0092936, said Register's Office. (Also, Jonathan Pinkerton, Sylvia Russell, and Otis Pinkerton are devisees under the Last Will and Testament referenced herein) (Angelita Bailey was a devisee under said Last Will and Testament, but she pre-deceased Louise D. Pinkerton, leaving Jonathan Pinkerton, Sylvia Russell, and Otis Pinkerton as her heirs-at-law)

Being the same property conveyed to Louise D. Pinkerton from W. L. Bainbridge Company, by Warranty Deed dated August 23, 1972 and recorded August 28, 1972 in Book 4632, page 243, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X___ improved property, known as: **116 Walters Court, Nashville, TN 37218**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 25th day of October, 2024

GRANTOR(S)

Otis Pinkerton, Jr.

Sylvia Russell

Jonathan Pinkerton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Otis Pinkerton, Jr., Sylvia Russell, and Jonathan Pinkerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25TH day of October, 2024.

Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 25, 24 (date of document).

Jennifer L. Pennell

Oct 25, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of Oct, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

