This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $669,000.00.

Affiant

Subscribed and sworn before me this the 20th day of November, 2024.

Notary Public
My commission expires: 7/14/27

HEATHER STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1208241 DEEDWARR
11/25/2024 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,475.30
20241125-0091921

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alyssa Williams 1500 Riverside Dr. Nashville, TN 37206	CMG Home Loans 3160 Crow Canyon Rd Ste 400 San Ramon, CA 94583	072-15-0 278.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MEAGAN WEBB AND DUSTIN WEBB, Husband and Wife hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALYSSA WILLIAMS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 13 and the southeast corner of Lot No. 1 on the Plan of Sharp and Horn's 6th Addition, of record in Plat Book 332, Page 118 (erroneously stated as Page 18 in prior deeds), in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said parts of Lots 13 and 1 front 50 feet on the westerly side of Riverside Drive and run back between parallel lines, with the northerly margin of McKennel Avenue, 150 feet to a dead line.

Being the same property conveyed to Meagan Webb and Dustin Webb, husband and wife, by Warranty Deed dated 07/21/2014, from David W. Manning, married, and David W. Manning and Linda R. Manning, husband and wife, of record in Instrument No. 20140729-0067099, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1500 Riverside Dr., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20th day of November, 2024.

Meagan Webb

Dustin Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Meagan Webb and Dustin Webb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Miriam Gamble, 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 the 20 day of November 2024.

Signed

11/22/2024

Date

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Sworn to and subscribed before me this the 22 day of November 2024.

Notary Public

My Commission Expires: 1-27-2026

Notary Seal

