Karen Johnson Davidson County
Batch# 1213585 DEEDWARR
12/10/2024 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,589.00
20241210-0095589

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/26	**STATE OF TENNESSEE** **COUNTY OF Davidson** **The actual consideration or value, whichever is greater, for this transfer is $970,000.00** David Gebo Affiant **Subscribed and sworn to before me, this _____ day of _____, _____.** Carmen Coats **Notary Public** My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
James Wesley Webb **Virginia Harr Webb**	Legacy Home Loans, LLC	**130080B01400CO**
4407 Charleston Place Cir	408 Highway 76	
Nashville, TN 37215	White House, TN 37188	

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

Jennifer Blazier, unmarried

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

Virginia Harr Webb and James Wesley Webb, wife and husband

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. 4, on the Plan of Condominium Site Plan, Charleston Place, Lot No. 7, of record in Plat Book 6200, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description, together with the appurtenant interest in the common elements of Charleston Place, a horizontal property regime established by Master Deed of record in Book 5965, Page 880, as amended in Book 6071, Page 499 and made applicable by Supplemental Declaration of record in Book 6336, Page 878, said Register's Office.

Being the same property conveyed to Jennifer Blazier, an unmarried woman, by Warranty Deed from David Gebo and Lisa Sloley, husband and wife, dated August 5, 2022, of record in Instrument No. 20220809-0090455, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4407 Charleston Place Cir, Nashville, TN 37215.

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 in 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.

Jennifer Blazier Date: 12/4/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jennifer Blazier, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December 2024.

NOTARY PUBLIC

My Commission Expires: 7/2/25

MARK B. FREEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 4. 2024.

Affiant Signature

9th day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

