STATE OF Tennessee
COUNTY OF Davidson

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000 00

Affiant

Karen Johnson Davidson County
Batch # 1213733 DEEDWARR
12/10/2024 11 14 24 AM 2 pgs
Fees $13 00 Taxes $3,644 50
20241210-0095785

SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE 27th day of November, 2024

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2027

Notary Public
MY COMMISSION EXPIRES.
File No G24-22293

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hannah Webb and Joseph Weinstein-Webb	New Owner	104-I-405
(NAME)	(NAME)	
501 Acklen Park Dr		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Coy McNew and Kathryn Evans, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Webb and Joseph Weinstein-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 the Northerly part of Lot No. 12 on the Plan of Wrenwood of record in Plat Book 1130, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Easterly margin of Pilcher Place, 9 feet North of the common corner of Lots Nos 11 and 12, thence Northerly along the Easterly margin of Pilcher Place, 58.8 feet to a point at. the beginning of a curve; thence around said curve, Northeasterly 38 2 feet to the South margin of Nebraska Avenue; thence along the margin of said Avenue, Easterly 43 feet to a point, the common comer of Lots Nos. 12 and 13, thence with the line between said lots, Southerly 107 feet to a point, thence Westerly 89 feet more or less to the beginning

Being the same property conveyed to Coy McNew and Kathryn Evans, joint tenants with right of survivorship by Deed dated June 3, 2019, recorded June 11, 2019, in Instrument Number 20190611-0055713, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein

The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 501 Acklen Park Dr, Nashville, TN 37205.

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.

Witness my/our hand(s) this 27th day of November, 2024

Coy McNew

Kathryn Evans

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of November, 2024, before me personally appeared Coy McNew and Kathryn Evans, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of November, 2024

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066