# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1232995 DEEDWARR
02/03/2025 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20250203-0008014

File No. BC-24-482

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

**THIS INSTRUMENT WAS PREPARED BY**
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Jacqueline Webster and James Webster | New Owner | |
| (NAME) | (NAME) | |
| 1708B Neal Terrace | | 105-11-0W-002.00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, I/WE, **SHANNON SUMMERSGILL, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACQUELINE WEBSTER AND JAMES WEBSTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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 B of Homes at 1708 Neal Terrace, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes AT 1708 Neal Terrace, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160527-0053651, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1708 Neal Terrace, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160527-0053651, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.**

**Being the same property conveyed to Shannon Summersgill, married by Warranty Deed from Andrew Deane and Wife, Tanya Deane of record in Instrument No. 20211025-0142718 Register's Office for Davidson County, Tennessee, dated October 22, 2021 and recorded on October 25, 2021.**

**The subject property was not the marital residence of the Grantor herin, and as such is not subject to any homestead interest as contemplated by T.C.A. §26-2-301, et seq., or other similar Tennessee law or statute.**

**This is property more commonly known as 1708B Neal Terrace, Nashville, TN 37203.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 21th day of January, 2025.

**Shannon Summersgill**

STATE OF Louisiana
COUNTY OF St. Tammany

On this 21th day of January, 2025, before me personally appeared Shannon Summersgill, 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 21th day of January, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **February 3, 2025**.

Date

Affiant Signature

**February 3, 2025**

Date

State of Tennessee

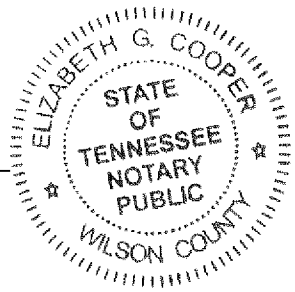
County of Davidson

Sworn to and subscribed before me this **3rd** day of **February**, 20**25**.

Notary's Signature

My Commission Expires: 4/26/2025

Date




Notary's Seal (if on paper)