(1)

Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

WARRANTY DEED

Karen Johnson
Batch # 1235334
02/07/2025 01 55 12 PM
Fees $13 00 Taxes $1,887 00

Davidson County
DEEDWARR
2 pgs

20250207-0009580

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
RR

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 6/14/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No 24-0712

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Gentry Investment Properties LLC	NEW OWNER	Map 05108020200
(NAME) P O. Box 680574	(NAME)	
(ADDRESS) Franklin, TN 37068	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($510,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CARTER SERIES, LLC-WEBSTER SERIES, A DESIGNATED SERIES OF CARTER SERIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

GENTRY INVESTMENT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Resubdivision of Part of Lot 4 on the Plan of Montague Subdivision, of record in Plat Book 5190, page 503, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to SCOTT A CARTER, MARRIED, by deed from JACK T PITT AND WIFE, BETTY C PITT, of record in Instrument No 20110222-0014389, dated February 18, 2011, said Register's Office.

SCOTT A CARTER further conveyed to CARTER SERIES, LLC - WEBSTER SERIES, A DESIGNATED SERIES OF CARTER SERIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record in Instrument No 20151026-0108609, dated October 16, 2015, said Register's Office

This conveyance is made subject to (1) 2025 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the Plan of record inPlat Book 5190, Page 503, said Register's Office

unimproved ☐
This is improved ☒ property, known as 209 E Webster St , Madison, TN 37115
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 our hands this 31st day of January, 2025

Carter Series, LLC - Webster Series,
a Tennessee limited liability company

By Carter Series, LLC,
a Tennessee limited liability company,
its Manager

By Scott Carter
Name. Scott Carter
Title Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Scott Carter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of Carter Series, LLC, a Tennessee limited liability company, the Manager of Carter Series, LLC - Webster Series, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member of the Manager of the within named bargainor executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Managing Member of the Manager (or other authorized officer)

Witness my hand, at office, this 31st day of January, 2025.

Patricia Nichols
Notary Public

My Commission expires 1/24/28

