Karen Johnson Davidson County
Batch# 1243919 DEEDWARRSP
03/06/2025 10:55:30 AM 9 pgs
Fees: $48.00 Taxes: $462.50
20250306-0016906

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
ELIZABETH RYDER SYKES
320 SEVEN SPRINGS WAY, SUITE 110
BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Daniel Webster	Same	084 14 0 184.00
414 Rosedale Ave Unit 204		
Nashville, TN 37211		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is One Hundred Twenty-Five Thousand and No/100 Dollars ($125,000.00).

Kristen Demaree
AFFIANT

Sworn to and subscribed before me
this 18th day of December 2024.
NOTARY PUBLIC

ELISEA SANCHEZ
Notary ID #133138120
My Commission Expires
June 3, 2025

My Commission Expires: 06/03/25

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kristen Demaree, both individually and as Trustee for the trust share f/b/o Sonya Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019; as Trustee for the trust share f/b/o Sage Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019; as Trustee for the trust share f/b/o Joelle Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019; as Trustee for the trust share f/b/o Jordyn Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019, as Trustee for the trust share f/b/o Nathaniel Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019; as Trustee for the trust share f/b/o Nash Demaree created under the Last Will and**

Testament of Linda Webster dated 3/26/2019; as Trustee for the trust share f/b/o Karis Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019; and as Trustee for the trust share f/b/o Knox Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019 (collectively referred to as the "Grantor"), has bargained and sold and by these presents does hereby grant, transfer and convey unto **Daniel Webster a/k/a William Daniel Webster (the "Grantee")**, his successors and assigns, all of Grantor's right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described on ***Exhibit A*** attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever; and Grantor does hereby warrant to forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor, but against none other, subject, however, to the Permitted Encumbrances.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18th day of December, 2024.

GRANTOR:

Kristen Demaree
KRISTEN DEMAREE, individually

TRUST SHARE f/b/o SONYA DEMAREE created under the Last Will and Testament of Linda Webster dated 3/26/2019

By: Kristen Demaree
KRISTEN DEMAREE

Its: TRUSTEE

TRUST SHARE f/b/o SAGE DEMAREE created under the Last Will and Testament of Linda Webster dated 3/26/2019

By: Kristen Demaree
KRISTEN DEMAREE

Its: TRUSTEE

TRUST SHARE f/b/o JOELLE DEMAREE created under the Last Will and Testament of Linda Webster dated 3/26/2019

By: Kristen Demaree
KRISTEN DEMAREE

Its: TRUSTEE

TRUST SHARE f/b/o JORDYN DEMAREE created under the Last Will and Testament of Linda Webster dated 3/26/2019

By: Kristen Demaree
KRISTEN DEMAREE

Its: TRUSTEE

TRUST SHARE f/b/o NATHANIEL DEMAREE created under the Last Will and Testament of Linda Webster dated 3/26/2019

By: Kristen Demaree
KRISTEN DEMAREE

Its: TRUSTEE

TRUST SHARE f/b/o NASH DEMAREE created under the Last Will and Testament of Linda Webster dated 3/26/2019

By: Kristen Demaree
KRISTEN DEMAREE

Its: TRUSTEE

TRUST SHARE f/b/o KARIS DEMAREE created under the Last Will and Testament of Linda Webster dated 3/26/2019

By: Kristen Demaree
KRISTEN DEMAREE

Its: TRUSTEE

TRUST SHARE f/b/o KNOX DEMAREE created under the Last Will and Testament of Linda Webster dated 3/26/2019

By: Kristen Demaree
KRISTEN DEMAREE

Its: TRUSTEE

STATE OF Texas)
COUNTY OF Tarrant)

Before me, Elisea Sanchez, a Notary Public in and for said County and State, personally appeared **KRISTEN DEMAREE**, individually, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me
this 18th day of December 2024.

NOTARY PUBLIC

My Commission Expires: 06/03/25

ELISEA SANCHEZ
Notary ID #133138120
My Commission Expires
June 3, 2025

STATE OF Texas)
COUNTY OF Tarrant)

Before me, Elisea Sanchez, a Notary Public in and for said County and State, personally appeared **KRISTEN DEMAREE**, in her capacity **as Trustee for the trust share f/b/o Sonya Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019; as Trustee for the trust share f/b/o Sage Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019; as Trustee for the trust share f/b/o Joelle Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019; as Trustee for the trust share f/b/o Jordyn Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019, as Trustee for the trust share f/b/o Nathaniel Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019; as Trustee for the trust share f/b/o Nash Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019; as Trustee for the trust share f/b/o Karis Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019; and as Trustee for the trust share f/b/o Knox Demaree created under the Last Will and Testament of Linda Webster dated 3/26/2019**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument in her capacity as Trustee for the purposes therein contained.

Sworn to and subscribed before me
this 10th day of December 2024.

NOTARY PUBLIC

My Commission Expires: 06/03/25

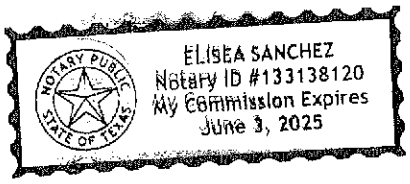


EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section II, Donelson Meadows, of record in Book 2133, pages 100 and 101, Register's Office for said County.

Said Lot No. 20 fronts 130 feet on the west side of Cottage Lane and runs back between lines, 100.8 feet on the south line and 180 feet on the north line to a dead line in the rear on which it measures 152.3 feet.

Being the same property conveyed to Linda Webster and husband, Charles W. Webster, as tenants by the entirety, by Quitclaim Deed from Linda Webster (formerly known as Linda S. Holmes and Linda Suzanne Holmes) dated March 26, 2019, of record in Instrument No. 20190408-0031981 in the Register's Office for Davidson County, Tennessee.

Charles W. Webster died on March 27, 2020. Since this property was owned jointly by Charles W. Webster and Linda Webster at the time of Charles W. Webster's death, Linda Webster automatically became owner of this property upon the death of Charles W. Webster.

Linda Webster died testate on July 21, 2023. Linda Webster's Last Will and Testament dated March 26, 2019 was admitted to probate by the Davidson County Probate Court on November 30, 2023 (Docket Number 23P2085).

Linda Webster's Last Will and Testament dated March 26, 2019 left her interest in this property to the following beneficiaries:

Fifty Percent (50%) to Daniel Webster; Twenty-Five Percent (25%) to Kristen Demaree; Three and 125/1000 Percent (3.125%) to Kristen Demaree, trustee of the trust share created under the Last Will and Testament of Linda Webster dated 3/26/2019 f/b/o Sonya Demaree; Three and 125/1000 Percent (3.125%) to Kristen Demaree, trustee of the trust share created under the Last Will and Testament of Linda Webster dated 3/26/2019 f/b/o Sage Demaree; Three and 125/1000 Percent (3.125%) to Kristen Demaree, trustee of the trust share created under the Last Will and Testament of Linda Webster dated 3/26/2019 f/b/o Joelle Demaree; Three and 125/1000 Percent (3.125%) to Kristen Demaree, trustee of the trust share created under the Last Will and Testament of Linda Webster dated 3/26/2019 f/b/o Jordyn Demaree; Three and 125/1000 Percent (3.125%) to Kristen Demaree, trustee of the trust share created under the Last Will and Testament of Linda Webster dated 3/26/2019 f/b/o Nathaniel Demaree; Three and 125/1000 Percent (3.125%) to Kristen Demaree, trustee of the trust share created under the Last Will and Testament of Linda Webster dated 3/26/2019 f/b/o Nash Demaree; Three and 125/1000 Percent (3.125%) to Kristen Demaree, trustee of the trust share created under the Last Will and Testament of Linda Webster dated 3/26/2019 f/b/o Karis Demaree; and Three and 125/1000 Percent (3.125%) to Kristen Demaree, trustee of the trust share created under
the Last Will and Testament of Linda Webster dated 3/26/2019 f/b/o Knox Demaree.

The above described property is conveyed subject to restrictions of record in Instrument No. 20190408-0031981; Book 1038, page 541; Book 1788, page 509, Book 1847, page 469; Book 2283, page 361; and conditions on the Plan of record in the Book 2133, pages 100 and 101 Register's Office for said County.

The above description is identical to that contained in the prior deed of record on this property.

This is improved property known as 202 Cottage Lane, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, 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 18, 2024.

Elizabeth Ryder Sykes

3/6/2025
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 6th day of March, 2025.

Lynne E. Neely
Notary Public

LYNNE E. NEELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 9-7-2026

My Commission Expires: 9/7/2026