WARRANTY DEED

Karen Johnson Davidson County
Batch# 1256485 DEEDWARR
04/04/2025 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20250404-0025708

File No. KS-25-9356

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enrique Garciz Romero	New Owner	
(NAME) 505 Green Lane	(NAME) **1713 Underwood St**	049-00-0-220.00
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) **Nashville, TN 37208**	
(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, **Anna Webb, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Enrique Romero, a married man**, 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, be Lot No. 1, on the Map of Greens Lane Gardens Home Subdivision, a development by Allan Murphy, described according to copy of survey thereof made by Pete Myers, surveyor, as follows:

BEGINNING at a point in the south margin of Greens Lane, 1554 feet west of the center line of Ewing Road, being the northeast corner of Lot 1; thence S 3 deg. 45' W 521 feet to a point, a corner of Lots 1 and 2; thence with the line between Lots 1 and 2, 522.9 feet to the south margin of Green's Lane; thence with the line of the same, N 77 deg. 40' E 144.5 feet to the beginning, being a triangular in shame, containing 1.02 acres more or less.

Being the same property conveyed to Ronald B. Webb Sr. and wife, Anna Webb by Warranty Deed from William K. Sandy and wife, Carroll A. Sandy dated September 20, 2006 and recorded October 2, 2006 in Instrument No. 20061002-0121176, Register's Office of Davidson County, Tennessee.

The said Ronald B. Webb Sr. subsequently died on May 5, 2017, thereby vesting ownership to Anna Webb as surviving tenant by the entirety.

This is property more commonly known as 505 Green Lane, Whites Creek, TN 37189.

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/our hand this 3rd day of April, 2025.

Anna Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of April, 2025, before me personally appeared Anna Webb, 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 3rd day of April, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Krystal Schuster, 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 4/3/25.

Date

Affiant Signature

4/3/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of March, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025