Karen Johnson Davidson County
Batch# 1276127 DEEDWARR
05/21/2025 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,095.59
20250521-0040105

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $566,375.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of May, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028
(AFFIX SEAL)

RILEY HERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2028
DAVIDSON COUNTY

File No.: RES-25-5208

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magness Devco 5208, GP	NEW OWNER	103 03 0 064.00
(NAME)	(NAME)	
c/o SoBro Law Group, PLLC 101 Lea Ave. Nashville, TN 37210	same	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **THE ESTATE OF CAROLYN JOYCE STOREY, BY GAIL VAUGHN ASHWORTH, AS PERSONAL REPRESENTATIVE/EXECUTRIX, AND JACQUELINE MICHELLE WEBB, AS SOLE DEVISEE,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAGNESS DEVCO 5208, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the east 50 feet of the west 100 feet of the south 150 feet of Block 20 on the map of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Said part of said Block fronts 50 feet on the north side of Idaho Avenue and runs back between parallel lines 150 feet to a dead line, said lot running back parallel to and 50 feet east of 53rd Avenue North.

Being the same property conveyed to Jack Hopton Storey et ux Carolyn Joyce Storey, from Harold Edward Smith et ux Margie E. Smith, by Warranty Deed dated April 2, 1965, recorded April 8, 1965, in Book 3878, Page 325, in the Register's Office of Davidson County, Tennessee. The said Jack Hopton Storey died on November 16, 2016. The said Carolyn Joyce Storey died October 17, 2024, testate, devising subject property to Jacqueline Michelle Webb, devisee of the last will and testament of Carolyn Joyce Storey. See Probate Case No. 25P573, in the Seventh Circuit Court of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 5208 Idaho Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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(s) this 20th day of May, 2025.

Estate of Carolyn Joyce Storey

By: _____
Gail Vaughn Ashworth, Personal Representative/Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary for the state and county mentioned, personally appeared Gail Vaughn Ashworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Personal Representative/Executrix of Estate of Carolyn Joyce Storey, the within named bargainor, and that she, as such Personal Representative/Executrix, executed the foregoing instrument for the purpose therein contained, by personally signing for the Estate of Carolyn Joyce Storey as Personal Representative/Executrix.

Witness my hand, at office, this 20th day of May, 2025.

Susan Long Oliver
Notary Signature
My commission expires: 3-3-26

SUSAN LONG OLIVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my/our hand(s) this 21st day of May, 2025.

Estate of Carolyn Joyce Storey

By: _____
Jacqueline Michelle Webb, Sole Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary for the state and county mentioned, personally appeared Jacqueline Michelle Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Devisee of Estate of Carolyn Joyce Storey, the within named bargainor, and that she, as such Sole Devisee, executed the foregoing instrument for the purpose therein contained, by personally signing for as Sole Devisee.

Witness my hand, at office, this 21st day of May, 2025.

Notary Signature
My commission expires: 3/8/28

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adam LaFever, 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 May 21, 2025.

Affiant Signature

5/21/25
Date

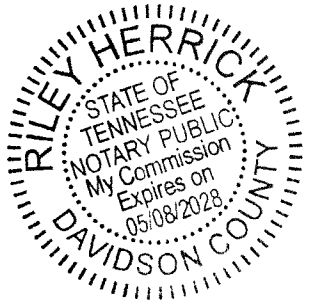
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 21 day of May, 2025.

Notary's Signature

My Commission Expires: 05/08/2028

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-5208