WARRANTY DEED

Karen Johnson Davidson County
Batch# 1279910 DEEDWARR
05/30/2025 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20250530-0042654

STATE OF: Tennessee
COUNTY OF: Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 Day of May, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JENNIFER LYNNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY
Premier Title Group, LLC. 855 Ebenezer Rd. Knoxville, TN 37923

File No.: 25040279

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Webber Holdings, LLC	Webber Holdings, LLC	MAP/PARCEL NO(S).
(NAME)	(NAME)	075-11-0-058.00
660 Mercer Drive	580 Franklin Road, Ste. 203	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **$248,000.00**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gary L. Flegal and Vernonda Flegal, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Webber Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED in Davidson County, Tennessee, and being Lot No. 404 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Plan Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Gary L. Flegal, a single person by Quit Claim Deed from Daphna L. Flegal, a single person, dated May 9, 2002, recorded June 20, 2002, in Instrument No. 20020620-0074715, in the Register's Office for Davidson County, Tennessee. The said Gary L. Flegal having since married.

FURTHER BEING the same property conveyed to Gary L. Flegal and wife, Daphna L. Flegal by Warranty Deed from Larry G. Varnum, dated September 18, 1995, recorded September 21, 1995, in Book 9801, Page 980, in the Register's Office for Davidson County, Tennessee.

Vernonda Flegal, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in subject property.

THIS CONVEYANCE is made subject to applicable restrictions, building setback lines, existing easements, and all conditions of record.

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD; NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

unimproved ☐
This is improved ☒ property, known as 660 Mercer Drive, Hermitage, TN 37076
(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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 28th day of May, 2025.

Gary L. Flegal

Gary L. Flegal

Vernonda Flegal

Vernonda Flegal

STATE OF: Tennessee
COUNTY OF: Davidson

On this 28 day of May, 2025, before me personally appeared **Gary L. Flegal and Vernonda Flegal** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Commission Expires: 1-24-2028

Notary Public

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 28, 25 (date of document).

Jennifer Pennell

May 30, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this May 30, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

