THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 38716-05-2025

Karen Johnson Davidson County
Batch # 1283558 DEEDWARR
06/09/2025 02:23:39 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250609-0045233

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $530,000.00.

Affiant

Subscribed and sworn to before me this 6th day of June, 2025.

Notary Public

My Commission Expires:

ELIZABETH ANNE MINGUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 2026

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
John Bennett Webb, Emma Himes Webb 3511 Byron Avenue Nashville, TN 37205	Legacy Home Loans, dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	Map and Parcel No.: 10410004600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lyndal Corbitt, married, Devisee under the Last Will and Testament of Elizabeth M. Lavender, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Bennett Webb and Emma Himes Webb, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3511 Byron Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

The subject property has never served as the marital residence of the Grantor.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of June, 2025.

Lyndal Corbitt, Devisee

Lyndal Corbitt, Devisee under the Last Will and Testament
of Elizabeth M. Lavender, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lyndal Corbitt, Devisee under the Last Will and Testament of Elizabeth M. Lavender, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2025.

Notary Public

My Commission Expires:

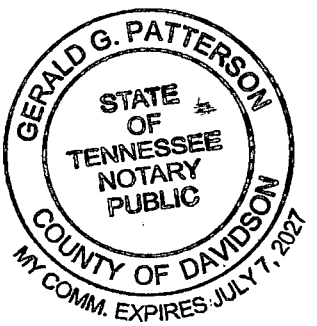


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot. No. 9 on the Plan of Elmington Place Subdivision of record in Book 547, page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description together with an easement for Ingress and Egress of record in Instrument No. 20140910-0082693, said Register's Office.

Being the same property conveyed to M.D. Lavender, Jr. and wife, Elizabeth M. Lavender by deed dated February 1, 1955 from J.F. Crowell and wife, Ruby Crowell of record in Book 2341, page 471, Register's Office for Davidson County, Tennessee. M.D. Lavender being one and the same as Milburn Douglas Lavender, Jr. died on January 18, 1996. Elizabeth M. Lavender died testate on April 24, 2021 leaving a Last Will and Testament filed for Probate in Case No 22P2156, Probate Court for Davidson County, Tennessee and Instrument No 20250520-0039738, Register's Office for Davidson County, Tennessee. In accordance with said Will subject property was devised to Lyndal Corbitt.

TOGETHER with an Ingress & Egress Easement described as the Byron Close "Private Drive" as shown on Plat of record in Instrument No. 20131018-0108846, and more fully described in Instrument No. 20140910-0082693, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10410004600.
2. Subject to terms and conditions of the Declaration of Protective Covenants, Conditions, Restrictions and Owners Association of record as Instrument No. 20130919-0098904, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20131018-0108846, Register's Office for Davidson County, Tennessee.
4. Subject to Quitclaim Deed conveying portion of the right-of-way of Ransom Avenue, abandoned, as evidenced by Metro Council Bill No. BL2013-386 of record in Instrument No. 20140910-0082691, Register's Office for Davidson County, Tennessee.
5. Ingress & Egress Easement of record in Instrument No. 20140910-0082693, Register's Office for Davidson County, Tennessee.