Karen Johnson Davidson County
Batch# 1293171 DEEDWARR
07/02/2025 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20250702-0052478

Warranty Deed

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $389,900.00. Lynn Balicke Affiant Subscribed and sworn to before me, this the 1st day of July, 2025. Georgette R Kennedy Notary Public My commission expires: 11-08-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles Andrew Webber and Derek Pereira	First Bank	161-06-0A-190.00-CO
1346 Crown Point Place	722 Columbia Ave	
Nashville, TN 37211	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MATTHEW W. EVERETTS AND COURTNEY D. EVERETTS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES ANDREW WEBBER, AN UNMARRIED PERSON, AND DEREK PEREIRA, AN UNMARRIED PERSON,**
Joint Tenants with Right of Survivorship, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Unit 190 on the Plan of Oak Hill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplement Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record as Instrument No. 20080709-0070601, 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 Matthew W Everetts and Courtney D Everetts, husband and wife by Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust of record in Instrument No. 20210923-0128058 Register's Office for Davidson County, Tennessee, dated September 01, 2021 and recorded on September 23, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1346 Crown Point Place, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of July, 2025.

Matthew Everetts

Matthew W. Everetts

Courtney Everetts

Courtney D. Everetts

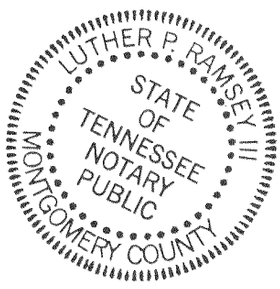
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew W. Everetts and Courtney D. Everetts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of July, 2025.

Notary Public

My Commission Expires: 9/13/2028



CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 July 2nd, 2025.

Affiant
Date: 7/2/25

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 2ND day of July, 2025

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK