Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
VOL-25-3382

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of July, 2025

Notary Public

Commission Expires: 9/13/2028

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul David Wilson, Jr. 300 Lakebrink Drive Nashville, TN 37214	Lending Hand Mortgage, LLC 510 Lentz Drive Madison, TN 37115	096-16-0A-028.00-CO

WARRANTY DEED

FOR AND IN 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,

Kristin D. Webb, a single person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul David Wilson, Jr., a single man

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 17 on the Plan of Section I, Phase One - 'B', Larchwood, Planned Unit Development of record in Plat Book 6200, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristin D. Webb, a single person by Warranty Deed from Charlotte R. Thorn, unmarried of record in Book 10582, page 134, Register's Office for Davidson County, Tennessee, dated August 21, 1997 and recorded on August 26, 1997.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 300 Lakebrink Drive, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1301031 DEEDWARR
07/23/2025 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20250723-0058332

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 so 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.

Dated this the 21st day of July, 2025.

Kristin D. Webb

STATE OF TENNESSEE
COUNTY OF WILSON

On this 21st day of July, 2025, before me personally appeared Kristin D. 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 21st day of July, 2025.

Notary Signature
My commission expires: 5·10·27



Certificate of Authenticity

I, Joshua A. Terry, 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 July 21 2025.

Affiant Signature – Joshua A. Terry

7/23/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/23/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29