Karen Johnson
Batch # 1307415
08/11/2025 02:44:29 PM
Fees: $18.00 Taxes: $2,815.70
Davidson County
DEEDWARR
3 pgs
20250811-0063824

WARRANTY DEED

THIS INDENTURE, made and entered into as of the **6th day of August, 2025**, by and between **Andrew Hunter Thornton, an unmarried man,** party of the first part, and **Scott J. Webster and Jessica Webster**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of Tennessee:

> Lot 92, Section 6, Plan of Hillwood Estates Subdivision, as shown on plat of record in Book 2133, Page 96 in the Register's Office of Davidson County, Tennessee, to which book reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Andrew Hunter Thornton by deed of record under Instrument Number 20210518-0066696 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

> 2025 **Davidson** County real estate taxes, which the party of the second part hereby assumes and agrees to pay; and Subdivision Restrictions, Building Lines and Easements of record in Book 2113, Page 96 and Book 843, Page 53; Deed Restrictions in Book 3069, Page 171, all in the aforesaid Register's Office;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Andrew Hunter Thornton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Andrew Hunter Thornton to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

WITNESS my hand and Notarial Seal at office this August, 2025.

PAMELA GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-3-2025

Notary Public

My commission expires: 11/3/25

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $761,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 4 day of August 2025.

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Notary Public

My commission expires: 5/8/28

Property address:
5808 Vine Ridge Drive
Nashville, TN 37205

Property owner:
Scott J. Webster and Jessica Webster
5808 Vine Ridge Drive
Nashville, TN 37205

Tax ID number:
103-09-0-090

Mail tax bills to:
BETTER MORTGAGE
2704 ALT 19 NORTH
PALM HARBOR, FL 34683

Prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
FF103224

After recording, return to:
Rudy Title & Escrow
608 Shelby Avenue
Nashville, TN 37206
FILE # 1M-CRE-25-5808