Karen Johnson Davidson County
Batch# 1347639 DEEDWARR
11/18/2025 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20251118-0091845

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Nicole England and Cade England
309 West End Place
Nashville, TN 37205

SEND TAX BILLS TO
New Owner

MAP/PARCEL
104-05-0-360.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEVEN A. WEBBER, A MARRIED MAN AND JENNIFER AYER HILL, A MARRIED WOMAN** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **NICOLE ENGLAND AND CADE ENGLAND, WIFE AND HUSBAND** "Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Being Lot No. 272 on the Plan of Richland Realty Company's First Addition to Subdivision "B," as of record in Book 332, page 174, Register's Office for said County, Said Lot No. 272 fronts 50 feet on the westerly side of Park circle and runs back 200 feet on the northerly line and 202 feet on the southerly line alley, measuring 54.5 feet thereon.

Included in the above description but expressly excluded therefrom is 880 square feet conveyed to the State of Tennessee by deed from Ellie Roberts Jones, of record in Book 4728, Page 37, Register's Office for said County.

Being the same property conveyed to PATSY E. DUKE, AN UNMARRIED WOMAN, by deed from STEVEN A. WEBBER, A MARRIED MAN, of record in Instrument No. 20190409-0032396, dated April 9, 2019, said Register's Office.

STEVEN A. WEBBER, A MARRIED MAN further conveyed to STEVEN A. WEBBER, A MARRIED MAN AND JENNIFER AYER HILL, A MARRIED WOMAN, by quitclaim deed of record in Instrument No. 20220630-0075970, dated June 30, 2022, said Register's Office.

This is improved property known as: 309 West End Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2021 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this _____day of November, 2025.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 10th day of November, 2025.

STEVEN A. WEBBER

JENNIFER AYER HILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **STEVEN A. WEBBER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2025.

Notary Public

My Commission Expires: 3/6/29

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **JENNIFER AYER HILL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of November, 2025.

Notary Public

My Commission Expires: 3/6/29

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$1,100,000.00.**

Affiant

Sworn to and subscribed before me this 14th day of November, 2025.

Notary Public

My Commission Expires: 9/26/29

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202511180091845

Certificate of Authenticity

I, J. Trent Lehman, 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 11/10/25.

Date

Affiant Signature

11/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of November, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

