RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-34889-25

Karen Johnson Davidson County
Batch# 1353189 DEEDWARR
12/03/2025 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20251203-0095895

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of Dec. 2025.

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Greg Galloway and Sara Galloway 660 Mercer Dr Hermitage, TN 37076	Same address as new owner	075-11-0-058.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY THOUSAND AND 00/100 Dollars ($420,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WEBBER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID GREG GALLOWAY AND SARA GALLOWAY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 404 on the Plan of Section 3, Highlands of Tulip Grove, of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Webber Holdings, LLC, a Tennessee limited liability company, from Gary L. Flegal and Veronda Flegal, husband and wife, by Warranty Deed dated May 29, 2025 and recorded May 30, 2025 in Instrument #20250530-0042654, said Register's Office.

Being the same property conveyed to Gary L. Flegal, a single person, from Daphna L. Flegal, a single person, pursuant to that Final Divorce Decree filed in the 4th Circuit Court for Davidson County, Tennessee, Case No. 02D-280, by Quitclaim Deed dated May 9, 2022 and recorded June 20, 2002 in Instrument #20020620-0074715, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 660 Mercer Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 1 day of December, 2025

GRANTOR(S)

Webber Holdings, LLC, a Tennessee Limited Liability Company

By: _____
David Webber

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, David Webber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Member of Webber Holdings, LLC, a Tennessee Limited Liability Company and that he executed the within instrument for the purposes therein contained as said Member, on behalf of Webber Holdings, LLC, a Tennessee Limited Liability Company.

WITNESS my hand and seal, this the 15 day of Dec. 2025.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

_____
Notary Public

Helen Ponchillia
Printed Notary Name

My commission expires: Sept. 28, 2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Dec 1, 25 (date of document).

Jennifer L Pennell

Dec 2, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Dec 2, 2025.

Heidi Rae Berryhill

Notary's Signature

My Commission Expires: _____

Notary's Seal

