THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1354656 DEEDWARR
12/05/2025 02:21:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251205-0096945

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Jessica Hayden Webster, as Trustee, Affiant

Subscribed and sworn to before me,
this 5th day of December, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Robert James Webster, III and Jessica Hayden Webster, Co-Trustees of the Robert and Jessica Webster Revocable Trust 909 Caruthers Avenue Nashville, TN 37204	Robert James Webster, III and Jessica Hayden Webster, Co-Trustees of the Robert and Jessica Webster Revocable Trust 909 Caruthers Avenue Nashville, TN 37204	117-01-0-264.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **ROBERT J. WEBSTER and JESSICA H. WEBSTER**, husband and wife (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ROBERT JAMES WEBSTER, III and JESSICA HAYDEN WEBSTER, as Co-Trustees of the ROBERT AND JESSICA WEBSTER REVOCABLE TRUST under agreement dated December 5, 2025** (the

"Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, being Lot No. 24 and the westerly half of Lot No. 25 on the Plan of Montrose Place of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 and part of Lot No. 25 front together 75.0 feet on the southerly side of Caruthers Avenue and run back between, parallel lines 170.0 feet to an alley.

Being the same property conveyed by Charles Otis Blackmon, unmarried to Robert J. Webster and wife, Jessica H. Webster, by deed dated April 7, 2008, recorded as Instrument No. 20080409-0035729, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. The Deed of Trust of record as Instrument Number 20130206-0012378, Register's Office for Davidson County, Tennessee, securing a certain promissory note dated February 1, 2013, from Robert J. Webster and Jessica H. Webster to Franklin Synergy Bank, in the original principal amount of Two Hundred Forty-Four Thousand Eight Hundred ($244,800.00) Dollars;
2. Any and all covenants, conditions, zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);
3. Matters shown on the plan of record in Book 57, Page 93, Register's Office for Davidson County, Tennessee; and
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property commonly known as 909 Caruthers Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 5th day of December, 2025.

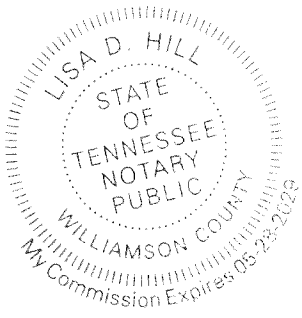
ROBERT J. WEBSTER

JESSICA H. WEBSTER

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT J. WEBSTER and JESSICA H. WEBSTER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 5th day of December, 2025.



Notary Public

My Commission Expires: 5/23/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 December 5, 2025

12/5/2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 5th day of December, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

