Name and Address of New Owner:
Tiffany Love Webster
632 Baldwin Court
Nashville, TN 37207

Send Tax Bills To:
P.O. Box 20005
Owensboro, KY 42304

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1356014 DEEDWARR
12/10/2025 11:25:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20251210-0098181

Map & Parcel No: 059-11-0-188.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Vanessa Webster, a single woman, Sandra Webster, a single woman, Winifred Webster, a single woman, and Horace Browder, Jr., a single man,** "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Tiffany Love Webster, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A parcel of land in Davidson County, State of Tennessee, being Lot No. 512 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, (erroneously listed as Book 4174 in previous deed), Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Jesse Johnson and wife, Flora May by Warranty Deed from Harpeth-South, Inc., of record in Book 4500, Page 448, Register's Office for Davidson County, Tennessee, dated April 30, 1971 and recorded on May 10, 1971.

Final Judgment of Divorce, styled Flora Mae Johnson v. Jesse Lee Johnson, under Docket No. 90904 in the Circuit Court for Davidson County, Tennessee, and of record in Book 5396, Page 224 in the Register's Office for Davidson County, Tennessee, dated October 27, 1978 and recorded on February 16, 1979, awards property to Plaintiff, Flora Mae Johnson.

Being the same property conveyed to Sam E. Stansbury, Trustee, by Quitclaim Deed from Flora Mae Johnson, unmarried of record in Book 8413, page 128, Register's Office for Davidson County, Tennessee, dated July 31, 1991 and recorded on August 05, 1991.

Being the same property conveyed to Flora Mae Webster, unmarried by Quitclaim Deed from Sam E. Stansbury, Trustee, of record in Book 8413, Page 128, Register's Office for Davidson County, Tennessee, dated July 31, 1991 and recorded on August 05, 1991.

Being the same property conveyed to Kelly Johnson and George Webster, as Co-Trustees under the Revocable Trust Agreement of Flora May Webster, by Quitclaim Deed from Flora May Webster, unmarried, of record in Instrument No. 20011002-0106355 Register's Office for Davidson County, Tennessee, dated October 02, 2001 and recorded on October 02, 2001.

Being the same property conveyed to Flora May Webster, unmarried, by Quitclaim Deed from Flora May Webster, as trustee under the Revocable Trust Agreement of Flora May Webster, dated October 02, 2001, of record in Instrument No. 20130906-0094257 Register's Office for Davidson County, Tennessee, dated September 06, 2023 and recorded on September 06, 2023.

The said Flora May Webster, having since died on or about June 6, 2025, survived by Vanessa Webster, Sandra Webster, Winifred Webster, and Horace Browder, Jr. Affidavits of Heirship of record in Instrument No. _____ and Instrument No. 202512100098180, said Register's office. 202512100098179

Being improved property known as 632 Baldwin Court, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 5th day of December, 2025.

Vanessa Webster (SEAL)
Vanessa Webster

Sandra Webster (SEAL)
Sandra Webster

Vanessa Webster CONSERVATOR FOR (SEAL)
Vanessa Webster, Conservator for Winifred Webster
Winifred Webster

Horace Browder Jr. (SEAL)
Horace Browder, Jr.

(notary block on following page)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Vanessa Webster, in her individual capacity and as the Conservator for Winifred Webster, Sandra Webster, and Horace Browder, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of December, 2025.

TARLESHIA JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/09/2027
COUNTY OF DAVIDSON

Tarleshia Johnson
Notary Public
My commission expires: 3/9/2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sandra Webster
(Affiant)

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

Tarleshia Johnson
Notary Public
My commission expires: 3/9/2027
File No. GNT-25-4149

TARLESHIA JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/09/2027
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 12-5-25.

Affiant Signature

12-5-25
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 5-9-26

