RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QBL-38405-26

**WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1414197 DEEDWARR
05/01/2026 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260501-0038937

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of APRIL, 2026.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. 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 |
|---|---|---|
| 2306 Sunset Place LLC<br>3354 Mealer Road<br>Chapel Hill, Tennessee 37034 | Same address as new owner | 104-15-0-230.00 |

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($625,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **WEBBER HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **2306 SUNSET PLACE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Lots on Linden and West Linden being part of F. J. & W. D. Fuller Property, of record in Book 1130, Page 42, Register's Office for said County.

Said Lot No. 6 fronts 50.7 feet of the northerly side of Sunset Avenue, formerly Linden Place, and extends back between lines, 187.4 feet on the westerly line and 177.2 feet on the easterly line, to a dead line on which it measures 50 feet.

Being the same property conveyed to Webber Holdings, LLC, a Tennessee limited liability company, from Nashville Comfort, LLC by Quitclaim Deed dated February 13, 2024, and recorded March 20, 2024, in Instrument Number 20240320-0019112, said Register's Office.

Being the same property conveyed by the Clerk and Master of the Davidson County Chancery Court pursuant to tax sale to Nashville Comfort, LLC on or about October 25, 2019, on Page 77 of Tax Minute Book 146, and in that Report of Sale dated October 25, 2019, and recorded December 19, 2019, in Instrument Number 20191219-0131247, said Register's Office.

This conveyance is made subject to all matters as shown on plat of record in Book 1130, Page 42; to any and all restrictive covenants and/or easements 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 2306 Sunset Place, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that it is lawfully seized and possessed of said real estate; that it has 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 itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 29th day of April, 2026.

GRANTOR(S)

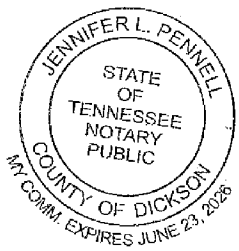
Webber Holdings, LLC, a Limited Liability Company

By: _____
David P. Webber, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of April, 20264, before me, appeared David P. Webber, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Webber Holdings, LLC, a Tennessee limited liability company, and that said instrument was signed on behalf of said Webber Holdings, LLC and said David P. Webber acknowledged said instrument to be the free act and deed of Webber Holdings, LLC.

WITNESS my hand and seal, this the 29th day of April, 2026.




_____
Notary Public

_____
Printed Notary Name

My commission expires: _____

# 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 April 29, 26 (date of document).

Jennifer Pennell

April 30, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 30, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal