RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

BOX 10-A

Karen Johnson
Batch # 1443805
07/10/2026 09:15:56 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20260710-0062297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Shawn Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC TENNESSEE My Comm. Expires May 28, 2029 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Webb	Same as New Owner	
(NAME) 714 Crockett St.	(NAME)	071-16-0-029.00
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ALDRIC CONDREY AND LINDA PRICE AND JEFF CONDREY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN WEBB, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 3 (formerly Reserved Parcel "A"), on the plan of Joy Gardens, Section II, as of record in Book 3842, Page 108, as amended in Book 4101, Page 172, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Al Lee Condrey and wife, Delores Clark Condrey by Warranty Deed from W. L. Bainbridge Company, dated June 27, 1967 and recorded July 19, 1967 in Book 4153, Page 215, Register's Office of Davidson County, Tennessee.

Delores Clark Condrey and Al Lee Condrey are both deceased. Aldric Condrey, Linda Price, and Jeff Condrey are the sole heirs at law of Al Lee Condrey as referenced in Affidavit of Heirship of record in Instrument No. 20260710-0062296, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 714 Crockett St., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 whomsoever. 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.

JW2026-904

Witness my hand this 6th day of July, 2026

ALDRIC CONDREY

LINDA PRICE

JEFF CONDREY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aldric Condrey and Linda Price, and Jeff Condrey, the bargainors, 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 this 6th day of July, 2026.

Commission expires:

Notary Public

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 28, 2029
COUNTY OF WILLIAMSON

JW2026-904