Karen Johnson Davidson County
Batch# 1470545 DEEDWARR
09/09/2026 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20260909-0083603

WARRANTY DEED

File No.: 2026-0491

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Julie Webb
Affiant

Subscribed and sworn to before me on 9/4/26.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
900 Nashville Highway
Columbia, TN 38401

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Julie Webb and Michael Webb 6020 Manor Place Brentwood, TN 37027	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	160-12-0-195.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOSHUA VINCENT AND MILLICENT VINCENT, HUSBAND AND WIFE**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MICHAEL LEE WEBB AND JULIE WEBB, HUSBAND AND WIFE** , hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Hearthstone, Phase 6, of record in Book 6250, Page 994, re-recorded in Plat Book 6900, Pages 254-255, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Vincent and Millicent Vincent, husband and wife, by deed from Gary H. Vincent and wife, Betty Jo Vincent, husband and wife, dated March 5, 2018, and recorded March 7, 2018, in Instrument No. 20180307-0021668, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 6020 Manor Place, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS our hands on September 3, 2026.

Grantor:

Joshua Vincent

Millicent Vincent

Millicent Vincent

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Joshua Vincent and Millicent Vincent, husband and wife, the within named bargainor, 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, at office, this 3rd day of September, 2026.

Cynthia H Loflin

Notary Public

My Commission expires: 10/24/28

CYNTHIA H LOFLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-24-2028

True Copy Certification

I, **Tonya Cherry,** 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 this the 3 day of September, 2026.

Affiant Signature

Date 9/4/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____