Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170028718 DEEDQC
Recvd: 04/05/17 11:20 2 pgs
Fees:12.00 Taxes:0.00
20170405-0033333

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 4 day of APRIL, 2017.

Notary Public
My commission expires 8.4.20

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

05-1702-67106

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nolan Welch 2230 Fox Avenue Nashville, TN 37210	New Owner	119-01-0-231.00 ~~119-01-0-232.00~~

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Kathleen Champion,** hereinafter referred to as Grantor, by these presents, does hereby quitclaim and convey unto **Nolan Welch,** hereinafter the Grantee, all of her right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 163 and the south one half of Lot No. 164, on the Map of Overhill City Land Co. and W. H. Fox Subdivision, of record in Book 333, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley Wehby Welch, Delores Wehby Young, and Samuel O. Wehby by Quitclaim Deed from Rossie Lou Ellithorpe, an unmarried person, dated January 9, 1993, recorded March 4, 1993, of record in Book 8879, Page 698, Register's Office for Davidson County, Tennessee. The said Shirley Wehby Welch having since died on January 30, 2015.

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

This is improved property located at 2230 Fox Avenue, Nashville, Tennessee 37210.

Kathleen Champion was a step-daughter of Shirley Wehby Welch and was named in her Will which was not probated. Thence the purpose of this deed is to convey the interest of the Grantor, if any, in the subject property as a result of the death of Shirley Wehby Welch to her father, Nolan Welch.

Witness my hand this 24th day of March, 2017.

Kathleen Champion

STATE OF New York
COUNTY OF Niagara

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kathleen Champion** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 24 day of March, 2017.

Notary Public

My commission expires: 12/13/2018

DONALD R. ERRETT
Notary Public, State of New **York**
Qualified in Erie & Niagara **Counties**
Reg. No. 01ER6232498
My Commission Expires 12/13/2018

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.