CHARLES M. WELFEL ET UX

TO: *WARRANTY DEED*

CHAD HENKE ET UX

Karen Y Johnson Davidson County
Batch# 146538 DEEDWARR
09/28/2018 03:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20180928-0096561

THIS WARRANTY DEED OF REALTY, executed as of the 14th day of September, 2018, by Grantors, **CHARLES M. WELFEL AND WIFE, SHIRLEY DIANE WELFEL,** to Grantees, **CHAD HENKE AND WIFE, HEATHER HENKE,** Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever in fee simple, certain realty situated in the Thirteenth (13th) Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Beginning on the southeasterly margin of Tidwell Hollow Road at the northeast corner of the property conveyed to Joe W. Collier and wife, by deed from Lewis W. Collier and wife, of record in Book 4390, page 405, Register's Office for said County; thence with Collier's northeasterly line, S 41 deg. 11 mins. E 1168.07 feet; thence N 61 deg. 21 mins. 59 sec. E 145.42 feet; thence N 78 deg. 45 mins. 48 sec. E 65.84 feet; thence N 40 deg. 28 mins. W 1224.81 feet to the southeasterly margin of Tidwell Hollow Road; thence with said Road, S 49 deg. 29 mins. W 208.2 feet to the beginning, containing 5.48 acres, more or less.
>
> Being the same property conveyed to Charles M. Welfel from Susan H. Welfel by Quitclaim Deed dated April 18, 1989 and recorded on April 20, 1989 at 12:50 p.m. of record in Deed Book 7821, Page 366, Register's Office for Davidson County, Tennessee.
>
> Shirley Diane Welfel joins herein to convey any and all right, title and interest she may have in and to the above described property by virtue of marriage to the Grantor herein.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2018 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all

enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

CHARLES M. WELFEL Grantor

SHIRLEY DIANE WELFEL Grantor

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **CHARLES M. WELFEL,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

JON GRAVES
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

Witness my hand and seal at office this the 14th day of September, 2018.

My Commission Expires: 5-10-2021

Notary Public

STATE OF TENNESSEE :
COUNTY OF **ROBERTSON** :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **SHIRLEY DIANE WELFEL** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

JON GRAVES
NOTARY PUBLIC
STATE OF TENNESSEE
MONTGOMERY COUNTY

Witness my hand and seal at office this the 14th day of September, 2018.

My Commission Expires: 5-10-2021

Notary Public

201809280096561

Property Owners Name and Mailing Address:

Chad Henke Heather Henke
5294 Tidwell **Hollow Road**
Nashville, TN **37218**

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:
5294 Tidwell Hollow Road
Nashville, TN, 37218

Map and Parcel No.
078.00-0-076.00

STATE OF TENNESSEE,
DAVIDSON COUNTY
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$360,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant _____

Subscribed and sworn to before me this the 14th day of September, 2018.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-10-2021

JON GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Prepared by:
Jon T. Graves
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172

201809280096561

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212