Karen Johnson Davidson County
Batch# 212553 DEEDWARR
04/02/2019 08:46:00 AM 4 pgs
Fees: $23.00 Taxes: $244.96
20190402-0029485

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Darren Davenport
Kimmi Davenport
729 Yowell Avenue
Madison, TN 37138

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 052-02-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jean Welch, a ½ undivided interest, and Jean Welch, widow; Kimmi Davenport, married; Amanda C. Gill, married; Jeanna L. Warren, married; and John Scott Welch, married, as heirs at Law to the Estate of John Edward Welch, with a collective ½ undivided interest, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Darren Davenport and wife, Kimmi Davenport, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 and the East one-half of Lot No. 15 of Block G on the Plan of Revised Map of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. and a part of Lot No. 25 on the unrecorded map of Rainbow Terrace subdivision, Section Two and described together as follows;

Beginning at the Northwest intersection of Yowell Avenue and Hillcrest drive; thence with Yowell Avenue Westerly 75 feet to a point; thence Northerly parallel to the line between Lot Nos 14 and 15, 160 feet to a point; thence Easterly 80.5 feet, more or less, to the West margin of Hillcrest Drive; thence with the margin of the same Southerly 160.1 feet, more or less, to the point of beginning.

Being the same property conveyed to John Welch and Jean Welch by Quit Claim deed from Robert Jacobs and wife, Joan Jacobs of record in Instrument No. 20030718-0101267 Register's Office for Davidson County, Tennessee, dated July 11, 2003 and recorded on July 18, 2003.

John Welch, AKA John Edward Welch having passed on May 28, 2005 intestate. His respective ½ undivided interest in the subject property passed to his heirs at law as evidenced in the Affidavits of Heirship of record in Instrument Nos. 20190402-0029483 **and** 20190402-0029484 **Register's Office for Davidson County, Tennessee.**

This is improved property known as: **729 Yowell Avenue, Madison, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 27th day of March, 2019.

WITNESS MY HAND on this the 15th day of March, 2019

Jean Welch

Jean Welch, heir at law of John Welch

Kimmi Davenport, heir at law of John Welch

Amanda C. Gill, heir at law of John Welch

John Scott Welch, heir at law of John Welch

Jeanna L. Warren, heir at law of John Welch

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jean Welch,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of march, 2019.

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 6/26/22

STATE OF OHIO
COUNTY OF _____

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kimmi Davenport,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this ___ day of March, 2019.

NOTARY PUBLIC

My Commission Expires: _____

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 27 day of March, 2019.

WITNESS MY HAND on this the 15th day of March, 2019

Jean Welch

Jean Welch, heir at law of John Welch

Kimmi Davenport, heir at law of John Welch

Amanda C. Gill, heir at law of John Welch

John Scott Welch, heir at law of John Welch

Jeanna L. Warren, heir at law of John Welch

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jean Welch,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this ___ day of march, 2019.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF ~~Ohio~~ Colorado
COUNTY OF Larimer

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kimmi Davenport,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: August 2, 2020

VANESSA LOVATO
Notary Public - State of Colorado
Notary ID 20164029264
My Commission Expires Aug 2, 2020

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Amanda C. Gill,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of March, 2019.

NOTARY PUBLIC

AMY RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 11-26-22

STATE OF TENNESSEE
COUNTY OF Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeanna L. Warren,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of March, 2019.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/26/22

STATE OF Florida
COUNTY OF Escambia

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **John Scott Welch,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25 day of March, 2019.

NOTARY PUBLIC

Joseph R. Ard
State of Florida
My Commission Expires 02/28/2020
Commission No. FF 960922

My Commission Expires: 2-28-2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is ~~$66,205.27~~.

AFFIANT

Subscribed and sworn to before me this the 15th day of March, 2019.

NOTARY PUBLIC

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

My Commission Expires:

File No: 180940