WARRANTY DEED

Karen Johnson Davidson County
Batch# 252938 **DEEDWARR**
07/05/2019 08:55:41 AM 3 pgs
Fees: $18.00 Taxes: $823.25

20190705-0065526

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

TAMMY SEXTON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires July 15, 2021

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Berretta PLLC
Stewart Title Company Tennessee Division, 1111 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan T. Sharpe and Annmarie Sharpe and Richard Delrossi	Cardinal Financial	065-09-0-136.00
(NAME)	(NAME)	
4816 Catskill Drive	3701 Arco Corporate Dr, Ste 200	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Charlotte, NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Valarie Kaye Welch, Ashley Welch Haggard and James Barry Welch II, heirs at law of James Barry Welch Sr., hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Jonathan T. Sharpe and Annmarie Sharpe, husband and wife and Richard Delrossi, a single man hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 436 on the Plan of Sherwood Forest, Section 4, as of record in Plat Book 4460, Page 182 and Page 183, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Welch, a married man by Warranty Deed from Rodney L. Wilson, and wife, Ila R. Wilson, dated 09/02/2005 and recorded 09/27/2005, of record in Instrument 200509270115889, Register's Office for Davidson County, Tennessee. The said James Welch died intestate on 11/18/2018 Leaving Valarie Kaye Welch, Ashley Welch Haggard and James Barry II, as his sole heirs according to documents recorded in Probate Court for Davidson County Case 19P179

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4816 Catskill Drive, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of July, 2019.

Estate of James Barry Welch Sr.

Valarie Kaye Welch ADM
Valerie Kaye Welch, Administrator

Valarie Kaye Welch
Valerie Kaye Welch, Individually

Ashley Welch Haggard

James Barry Welch II

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Valerie Kaye Welch with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Administrator of the Estate of James Barry Welch Sr., and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained

Witness my hand and Official seal this 3rd day of July, 2019.

Notary Public:
My Commission Expires: 12/28/19

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valarie Kaye Welch, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of July, 2019.

Notary Public:
My Commission Expires: 12/28/19

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Barry Welch II, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of July, 2019.

Notary Public:
My Commission Expires: 12/28/19

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Minnesota
County of Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley Welch Haggard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of July, 2019.

Notary Public:
My Commission Expires: 01/31/22

RYAN JAMES BAISCH
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2022

Please Return To:
Stewart Title Company
100 Bluegrass Commons Blvd., Suite 115
Hendersonville, TN 37075