THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124548** Karen Johnson Davidson County Batch# 376537 DEEDWARR 03/24/2020 11:47:30 AM 3 pgs Fees: $18.00 Taxes: $3,237.50 20200324-0031931	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $875,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2020. Notary Public My Commission Expires: 5/2/22 DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

WARRANTY DEED

Address New Owner: Ryan Soskin and Catherine Soskin 204 Sheffield Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-09-0A-003.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derek Christopher Welch and Leslie Marnett Welch, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ryan Soskin and Catherine Soskin, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, situated on limed common element #3, as shown on the recorded plan of Sheffield Condominiums, a Condominium Development of record in Plat Book 5200, page 348, said Register's Office, to which reference is hereby made for a complete and accurate description of said property.

Being the same property conveyed to DEREK C. WELCH, by deed from SUSAN K. HAINSWORTH, of record in Instrument No. 20160504-0043875, dated May 2, 2016 , said Register's Office.

Being further conveyed to DEREK CHRISTOPHER WELCH and LESLIE MARNETT WELCH, HUSBAND AND WIFE, by deed from DEREK C. WELCH, of record in Instrument No. 20180411-0033907, dated

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 131-09-0A-003.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 348, amended in Book 5780, page 937, said Register's Office.

Master Deed of record in Book 5774, page 280, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 5774, page 295 and amended in Book 5799, page 408, said Register's Office.

This is improved property located at 204 Sheffield Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of March, 2020.

Derek Christopher Welch

Leslie Marnett Welch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek Christopher Welch and Leslie Marnett Welch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2020.

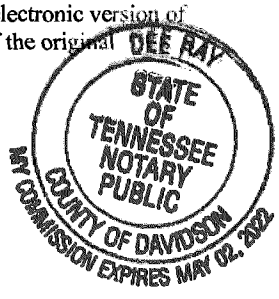
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public