This instrument prepared by Joshua H. Polk, Attorney

Waynesboro, Tennessee

Karen Johnson Davidson County
Batch# 481193 DEEDWARR
09/23/2020 08:23:28 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20200923-0108903

KNOW ALL MEN BY THESE PRESENTS:

That we, Venieca Welch and husband, Ronald Welch, have this day bargained and sold and do hereby transfer and convey unto Franklin E. Cole and Andrew B. Beckham, a one-half undivided interest to each as tenants in common, their heirs and assigns, a certain lot or parcel of land situated in Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 10, on the plan of Patterson Gardens, Section 2, of Record in Book 2330, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

This being the real property conveyed to Venieca Welch, by Warranty Deed recorded on October 2, 2012, in Instrument Number 20121002-0089491, among the land records of Davidson County, Tennessee.

THE CONSIDERATION for the foregoing conveyance is the sum of ONE HUNDRED THOUSAND AND NO/100 ($100,000.00) DOLLARS, paid in cash, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD the land above described, together with the appurtenances, estate, title and interest thereto belonging unto the said Franklin E. Cole and Andrew B. Beckham, a one-half undivided interest to each as tenants in common, their heirs and assigns, forever in fee simple.

WE COVENANT with the said Franklin E. Cole and Andrew B. Beckham, that we are lawfully seized and possessed of the land

above described, that we have a good and lawful right to convey the same, and that said land is unencumbered, except by lien of County of Davidson taxes for the year 2020, which the parties agree to prorate as of the date of closing, and except for matters shown on recorded Book 2330, at page 42, and restrictions appearing of record in Book 2445, at page 573, Register's Office of Davidson County, Tennessee, and by reference thereto the same are made a part hereof the same as if copied in full herein.

WE FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the land above described unto the said Franklin E. Cole and Andrew B. Beckham, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have subscribed our names hereto on this 21 day of September, 2020.

Venieca Welch
VENIECA WELCH

Ronald Welch
RONALD WELCH

Person or agency responsible for payment of 2020 real property taxes:

Franklin E. Cole and Andrew B. Beckham
800 Collinwood Hwy
Waynesboro, TN 38485

Name and address of property owners: Same
Said property is designated on the Maps of the Assessor of Property of said County as follows:

Map/Parcel 133 06 0 135.00

STATE OF TENNESSEE

COUNTY OF WAYNE

Personally appeared before me the undersigned Notary Public in and for said County and State, the within named Venieca Welch and husband, Ronald Welch, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal Waynesboro, Tennessee, on this 21 day of September, 2020.

Vicky L. Martin
NOTARY PUBLIC

VICKY L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY

My Commission Expires: COMMISSION EXPIRES FEBRUARY 27, 2023

DISCLAIMERS

The preparer of this instrument is not acting as closing agent in relation to the sale of the real property conveyed herein.

The preparer of this instrument was provided information for this transfer by the parties and therefore no representations are made concerning the accuracy of such information or status of the title in relation to the real property conveyed herein.

The preparer of this instrument has advised Parties of the option to purchase title insurance covering the real property conveyed herein.

NO NEW SURVEY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Venieca Welch
AFFIANT

Subscribed and sworn to before me, this the 21 day of September, 2020.

Vicky L. Martin
NOTARY PUBLIC

My Commission Expires: COMMISSION EXPIRES FEBRUARY 27, 2023

VICKY L. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WAYNE COUNTY