THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930570** Karen Johnson Davidson County Batch# 505338 DEEDWARR 10/30/2020 01:10:57 PM 2 pgs Fees: $13.00 Taxes: $1,905.50 20201030-0126999	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2020. Notary Public My Commission Expires: 2-4-23

WARRANTY DEED

Address New Owner: Jacques Wiese and Sarah E. Steinborn 1910B Sheridan Road Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ Keller Mortgage 4725 Lakehurst Ct. Suite 400 Dublin, OH, 43016	Tax Information: Tax Parcel ID No. 072 16 3A 002.00

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, **Richard W. Welch and Stacy R. Stuart, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacques Wiese and Sarah E. Steinborn, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1910 Sheridan Road Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1910 Sheridan Road Townhomes, a Horizontal Property Regime, of record in Instrument Number Instrument Number 20160608-0057698, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Richard W. Welch and Stacy R. Stuart, husband and wife, by Warranty Deed from Garafola Properties, LLC, of record in Instrument No. 20170509-0045797, in the Register's Office of Davidson County, Tennessee, dated May 03, 2017 and recorded on May 09, 2017.

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.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Part two Porter Heights, as recorded in Plat Book 1424, Page(s) 79.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160608-0057698.

This is improved property located at 1910B Sheridan Road Nashville TN 37206

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 27th day of October, 2020.

Richard W Welch By: Stacy R. Stuart

Richard W. Welch Attorney in Fact Stacy R. Stuart
By: Stacy R. Stuart, Attorney in Fact

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacy R. Stuart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Richard W. Welch and that she is authorized by Richard W. Welch to execute this instrument on his behalf.

WITNESS my hand, at office, this 27 day of October, 2020.

Kristin MJ Spurlin
Notary Public

My Commission Expires: 09/16/2024

Official Seal
STATE OF ALASKA
Notary Public
Kristin MJ Spurlin
Commission Expires:09/16/2024