This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $413.000.00.

Affiant

Subscribed and sworn before me this the 22nd day of February, 2021.

Notary Public
My commission expires: 6.13.22

Karen Johnson Davidson County
Batch# 580191 DEEDWARR
03/01/2021 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,528.10
20210301-0025242

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dylan Finch 3208 Woodspring Ct Nashville, TN 37211	LoanDepot.com, LLC 26642 Towne Center Foothill Ranch, CA 92610	180-04-0B 027.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER J. WELCH, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MAMIE FINCH AND DYLAN FINCH, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat of Brookview Forest, Phase I, of record in Plat at Instrument No. 20030716-0099526, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher J. Welch, unmarried, by deed dated 05/19/2016, from Aaron O. Porter and wife, Allison S. Porter, of record in Instrument No. 20160525-0052381, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3208 Woodspring Ct, Nashville, TN 37211.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

CW

Witness my hand this the 22nd day of February, 2021.

Christopher J. Welch

STATE OF TENNESSEE
COUNTY OF W. Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher J. Welch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of February, 2021.

My commission expires:

12/30/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY