Karen Johnson Davidson County
Batch# 618773 DEEDWARR
04/20/2021 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,183.63
20210420-0052806

WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Walter Catalan		Parcel ID: 053-02-0-095.00
(NAME)	(NAME)	
108 Ryburn Court	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Clint Welch, an unmarried man and Cole Welch, an unmarried man and Jake Smith, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Walter Catalan, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 10, Section One-Part Two Addition to Fairway View Estates, as shown on plat of record in Book 4675, Page 55, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Richard L. Russell and wife, Susan T. Russell, By Installment Deed from Edward G. Madzy and wife, Pamela J. Madzy dated March 29, 1977 recorded March 30, 1977, of record in Book 5129, Page 476, and Re-recorded Installment Deed on March 30, 1977, of record in Book 5685, Page 38 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Susan T. Russell, By Quitclaim Deed from Richard L. Russell dated September 01, 2000 recorded September 08, 2000, of record as Instrument No. 20000908-0089311 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Jake Smith, a married man and Clint Welch, an unmarried man and Cole Welch, an unmarried man, By Warranty Deed from Rachel Marie Romines, a married woman and Robin Lynn Madison, a married woman, heirs and Co-Administratrices of the Estate of Susan T. Russell dated July 07, 2020 recorded July 09, 2020, of record as Instrument No. 20200709-0074446 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 108 Ryburn Court, Old Hickory , TN 37138

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, their 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.

Witness our hands this 19 day of APRIL, 2021

Clint Welch

Cole Welch

Jake Smith

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY BRANDON WESLEY LIPPMAN MY COMMISSION EXPIRES 7-17-2023

STATE OF TENNESSEE

COUNTY OF Sumner

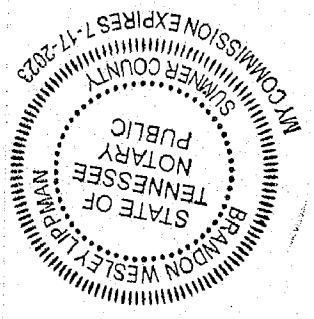
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Clint Welch, an unmarried man and Cole Welch, an unmarried man and Jake Smith, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of April, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)



True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9/6/22
Notary' Seal (if on paper)

