WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF ~~Tennessee~~ North Carolina
COUNTY OF Davidson Buncombe

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 439,900.00 .

Gilbert Wellinghurst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2021.

Notary Public

COMMISSION EXPIRES: 11/11/25

Timothy J. Pence
Notary Public
Buncombe County, NC
My Commission Expires: 11/11/25

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 649077 DEEDWARR
06/03/2021 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20210603-0074649

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Michael Oehring Elise Sarah Williams Oehring (NAME)	SWBC Mortgage, Corp. (NAME)	014-00-0-124
7421 Bidwell Road (ADDRESS)	117 Seaboard Ln Ste F205 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Franklin, TN. 37067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Gilbert Anthony Wellinghurst, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Michael Oehring and Elise Sarah Williams Oehring, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, and being Lot No. 51 on a survey of Division No. 2, H. T. Hays Tract, described according to a survey by D. E. Bone: and E. Medlin, dated December 20, 1963, as follows:

Beginning at a point in the Southwest margin of Bidwell Road, 8337.4 feet from the margin of Old Clarksville Pike; thence South 59 deg. West 417.3 feet to a point; thence South 3 deg. 30 min. West 206.9 feet to a point; thence North 59 deg. East 533.7 feet to a point in the Southwest margin of Bidwell Road; thence with the margin of same, North 31 deg. West 170 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Gilbert Anthony Wellinghurst, an unmarried man by Warranty Deed from Constance D. Lieb, unmarried, filed for record on April 25, 2019 as Instrument No. 20190425-0037917, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 7421 Bidwell Road Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town)(State) (Postal Zip)

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 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, successors 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 26 day of May, 2021.

Gilbert Anthony Wellinghurst

State of North Carolina

County of Buncombe

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Gilbert Anthony Wellinghurst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 26 day of May, 2021.

Notary Public

Commission Expires: 11 November 2025

Timothy J. Pence
Notary Public
Buncombe County, NC
My Commission Expires: 11/11/25

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

