Karen Johnson Davidson County
Batch# 656595 DEEDWARR
06/14/2021 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20210614-0080078

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires on 01/06/2025

O-SB-VRES-21-937

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 11 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Oded Welgreen and Lisa Welgreen	New Owners at	
(NAME)	(NAME)	115-06-0-082.00
937 Davidson Dr	Property address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA H. POTTER, TRUSTEE OF THE REVOCABLE TRUST OF CYNTHIA B. BABBITT, DATED JULY 27, 2018**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ODED WELGREEN AND LISA WELGREEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 6 in the 8th Civil District which is a part of Section 1, West Meade Hills, as shown by Plan Book 2900, page 62, Register's Office for said County.

Said Lot No. 6 fronts 137.5 feet on the southerly side of Davidson Drive and extends back 283.2 feet on the westerly line and 304.7 feet on the easterly line to a dead line in the rear, measuring 138.6 feet thereon.

Being the same property conveyed to Linda H. Potter, Trustee of the Revocable Trust of Cynthia B. Babbitt, dated July 27, 2018 by Quitclaim deed from Cynthia B. Babbitt, unmarried of record in Instrument No. 20181105-0109714 Register's Office for Davidson County, Tennessee, dated October 16, 2018 and recorded on November 05, 2018 and Scrivener's Affidavit of Correction recorded on November 09, 2018 in Instrument No. 20181109-0111245.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 62, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2998, Page 13, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **937 Davidson Dr, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 4th DAY OF JUNE, 2021.

Linda H. Potter, Trustee of the Revocable Trust of Cynthia B. Babbitt, dated July 27, 2018

BY: Linda H. Potter
Linda H. Potter
Trustee

STATE OF Georgia

COUNTY OF Hall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda H. Potter, Trustee of the Revocable Trust of Cynthia B. Babbitt, dated July 27, 2018 to me known (or proved to me on the basis of satisfactory evidence) to be the Trustee of the Revocable Trust of Cynthia B. Babbitt, dated July 27, 2018 and who acknowledged herself to be authorized to execute this Warranty Deed on the Trust's behalf and who further acknowledged that she executed this instrument for the purposes therein described.

Witness my hand and official seal, this the 4th day of June, 2021.

Susan J. Joninas
Notary Public

SUSAN J JONINAS
NOTARY PUBLIC
HALL COUNTY, GEORGIA
MY COMMISSION EXPIRES 01/06/2024

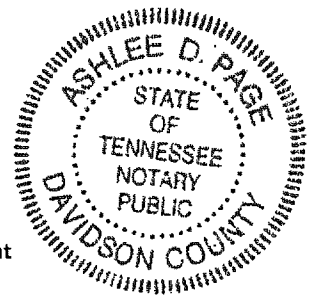
RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason

Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page

Notary Signature

My Commission Expires: 11/08/2022