Name and Address of New Owner:
Justyn Tyler Carlson and Morgan Ann Peterman
4175 Longfellow Drive
Nashville, Tennessee 37214

Send Tax Bills To:
new owners

Karen Johnson Davidson County
Batch# 659955 DEEDWARR
06/18/2021 03:07:37 PM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20210618-0082848

This Instrument Prepared By:
J Carlton Drumwright
CLOSED Nashville
278 Franklin Road
160
Brentwood, TN 37027

Map & Parcel No: 062-02-0B-190-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven Welton and Lacey Welton, formerly known as Lacey Floyd, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Justyn Tyler Carlson and Morgan Ann Carlson, Husband and Wife ,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of The Plan of Abbington Park, Phase One, Section Four of record in Plat at Instrument No. 20050110-0003256, 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 Steve Welton and Lacey Floyd, as Tenants in Common by Warranty deed from Jacob T. Simmons and Catherine J. Simmons, husband and wife of record in Instrument No. 20160113-0003755 Register's Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on January 13, 2016. Lacey Floyd married Steven Welton and is now known as Lacey Welton.

This is improved property also known as 4175 Longfellow Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-58-P-21-4175

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10 day of June, 2021.

Steven Welton (SEAL)

Steven Welton

Lacey Welton (SEAL)

Lacey Welton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 10 day of June, 2021, before me personally appeared Steven Welton and Lacey Welton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10 day of June, 2021.

Tabitha Hardin

Notary Signature
My commission expires: 2/19/2024

Tabitha Hardin STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $319,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 11th day of June, 2021.

Dana Delworth

Notary Public
My commission expires: 01/09/24
File No. 2021-3943

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY