WARRANTY DEED

Karen Johnson Davidson County
Batch# 672438 **DEEDWARR**
07/07/2021 02:53:20 PM 2 pgs
Fees: $13.00 Taxes: $2 775.00

20210707-0091537

Y-SB-VRES-21-2710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

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)
Jorge Leon	**New Owner**	
(NAME)	(NAME)	
300 Wessex Court		**104-11-0-088.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **KEVIN S. WELCH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORGE LEON, MARRIED MAN,** 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 Tract No. 4 on the unrecorded Plan of John (J. Wilson's Subdivision of the west part of Lot No. 1 of the L.A. Bauman Property, which Bauman Property, as to streets and alleys, is shown on the Plan of Stokes and Marshall's Subdivision of record in Book 332, page 105, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Jones Avenue 120.0 feet east of Natchez Trace, formerly 28th Avenue, South; thence northerly 168.0 feet, more or less, to an alley; thence with the margin of the same, easterly 43 feet 6 inches to the northwest corner of the property owned by Marie Gilbreath Thefft; thence with Marie Gilbreath Thefft's westerly line, southerly 168.0 feet, more or less, to the northerly margin of Jones Avenue; thence with the margin of the same, westerly 50.0 feet to the point of beginning.

Being the same property conveyed to Claudia L. Scott, unmarried by Warranty deed from Margaret A. Doddy, unmarried of record in Instrument No. 20000112-0004258 Register's Office for Davidson County, Tennessee, dated January 06, 2000 and recorded on January 12, 2000.

Being the same property conveyed to Claudia L. Scott, unmarried and Kevin S. Welch, unmarried by Quitclaim deed from Claudia L. Scott of record in Instrument No. 20010731-0081212 Register's Office for Davidson County, Tennessee, dated July 25, 2001 and recorded on July 31, 2001.

Being the same property conveyed to Kevin S. Welch, married by Quitclaim deed from Claudia L. Scott, unmarried and Kevin S. Welch, married of record in Instrument No. 20210602-0073488 Register's Office for Davidson County, Tennessee, dated May 25, 2021 and recorded on June 2, 2021.

Subject property has never been said grantors primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page (s) 105 and 106, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2710 Fairfax Avenue, Nashville, Tennessee 37212**.

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 30th DAY OF JUNE, 2021.

Kevin S Welch by PH

Kevin S. Welch by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KEVIN S. WELCH, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN S. WELCH.

Witness my hand and official seal, this the 30th of June, 2021.

Stephanie Dome

Notary Public
My Commission Expires:
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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