Karen Johnson Davidson County
Batch# 698447 DEEDWARR
08/16/2021 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210816-0110513

Commitment Number: TN21104546

After Recording, Send To:

BOSTON NATIONAL TITLE AGENCY
400 ROUSER ROAD BUILDING 2 SUITE 500
CORAOPOLIS, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21104546.

New Property Owner/Mail Tax Statements To:
William Welch, as Trustee of the William Welch Living Trust, dated April 1, 2019,

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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 11915006500

GENERAL WARRANTY DEED

William Welch, as Trustee of the William Welch Living Trust, dated April 1, 2019 who acquired title as William Welch, as Trustee of the William Welch Living Trust, hereinafter grantor, whose tax-mailing address is 2932 SOUTHLAKE DR NASHVILLE TN 37211, for $1.00 (One Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **William Welch, as Trustee of the William Welch Living Trust, dated April 1, 2019,** hereinafter grantee, whose tax mailing address is 2932 SOUTHLAKE DR NASHVILLE TN 37211, the following real property:

THAT CERTAIN OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF THE PLAN OF SECTION THREE, SOUTHLAKE SUBDIVISION OF RECORD IN PLAT BOOK 2331, PAGE 97, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. Tax ID: 11915006500.
Property Address is: 2932 Southlake Drive, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20201116-0135145 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 11915006500

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 8/6, 2021:

William Welch as TRUSTEE

William Welch, as Trustee of the William Welch Living Trust, dated April 1, 2019

STATE OF TN
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me on 8/6, 2021 by **William Welch, as Trustee of the William Welch Living Trust, dated April 1, 2019** who is personally known to me or has produced drivers lic as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of MADISON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 6 day of AUGUST, 2021.

William Welch
Affiant

WILLIAM WELCH
Print Name

(Seal)

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires:
3/7/23

MARK GROLL
Print Name

True Copy Certification
State of Tennessee

I, AARON AVERY, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **AUGUST 6TH 2021**.

Affiant Signature

08/06/2021

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **6TH** day of **AUGUST**, 20**21**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462