Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1541

Karen Johnson Davidson County
Batch# 710234 DEEDWARR
09/03/2021 03:22:56 PM 2 pgs
Fees: $13.00 Taxes: $1,724.20



20210903-0119105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tyler J. Welton and Abigail L. Welton, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen Carmichael Sharp, unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 51 of Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Treaty Oaks Cottages, a Horizontal Property Regime, of record in Instrument No. 20141120-0107174, as amended in Instrument No. 20150113-0003651; Instrument No. 20150814-0081914; Instrument No. 20160826-0089501; Instrument No. 20160922-0099884; Instrument No. 20180725-0072479 and Instrument No. 20190228-0018398, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Tyler J Welton and Abigail L Welton,husband and wife by Warranty deed from HR Properties of Tennessee of record in Instrument No. 20170808-0081272 Register's Office for Davidson County, Tennessee, dated August 7, 2017 and recorded on August 8, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1017 Treaty Oaks Drive, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Kathleen Carmichael Sharp	CapStar Bank	091-06-0L-051.00
1017 Treaty Oaks Drive	2002 Richard Jones Road Ste A300	
Nashville, TN 37209	Nashville, TN 37215	

WITNESS THE EXECUTION HEREOF this 1st day of September, 2021.

Tyler J. Welton

Abigail L. Welton

State of Tennessee)
County of Davidson)

On this 1st day of September, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyler J. Welton and Abigail L. Welton, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 466,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of September, 2021.

Notary Public

My Commission Expires: 3/8/22

STATE OF TENNESSEE NOTARY PUBLIC ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON