Karen Johnson Davidson County
Batch# 731112 DEEDWARR
10/06/2021 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20211006-0134493

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $365,000.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 1st day of ~~September~~ October, 2021.

Notary Public
My commission expires: JASMYN HOWSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Corri Shauntay Golden and Lina Bracamonte Buelvas 711 Idlewild Drive Madison, TN 37115	CapStar Bank 2002 Richard Jones Rd Ste. 300A Nashville, TN 37215	052-01-0 313.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN WELCH AND LOGAN VERMILYEA, A MARRIED COUPLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CORRI SHAUNTAY GOLDEN AND LINA BRACAMONTE BUELVAS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 and part of Lots Nos. 4 and 6, of Block "M" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, Page 7, Register's office of said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 5 and part of Lot Nos. 4 and 6 fronts together 84.0 feet on the easterly side of Lanier Avenue (now Idlewild Drive) and runs back parallel line 150 feet to a dead line in the rear on which it measures 84.0 feet.

Being the same property conveyed to Steven Welch and Logan Vermilyea, a married couple, by deed dated 08/03/2018, from Cor Foundation Group, Inc., a Tennessee Corporation, of record in Instrument No. 20180806-0076902, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 711 Idlewild Drive, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30 day of September, 2021.

Steven Welch

Logan Vermilyea

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Welch and Logan Vermilyea, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of September, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/05/2021 (date ~~of document~~).

Affiant Signature

10/05/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5th day of October, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025