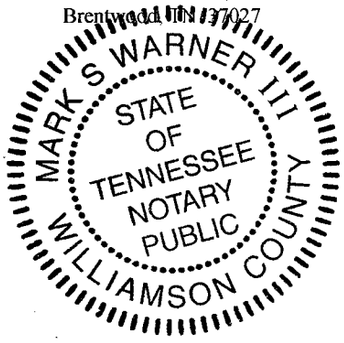
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $405,000.00.

Affiant

Subscribed and sworn before me this the 5th day of October, 2021.

Notary Public
My commission expires: 6/14/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Yonadav Fleury	New Owner	181-10-0B 034.00
Michelle Lynn Fleury		
7813 Oakfield Grove		
Brentwood, TN 37027		

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, HELMUT A. WELKE AND DOROTHEA A. WELKE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to YONADAV FLEURY AND MICHELLE LYNN FLEURY, 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 17 on the Plat of Centex at Concord, Phase 2, of record in Instrument Number 20051011-0122365, a/k/a Lot No. 17 The Hills at Concord Place by Owner's Certification of record in Instrument Number 20060317-0030953, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Helmut A. Welke and Dorothea A. Welke, husband and wife, by deed dated 01/26/2016, from Shirley T. Hawkins, of record in Instrument No. 20160128-0008212, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7813 Oakfield Grove, Brentwood, TN 37027.

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.

Karen Johnson Davidson County
Batch# 733388 DEEDWARR
10/11/2021 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20211011-0136028

HW DW

Witness my hand this the 5th day of October, 2021.

Helmut A. Welke

Dorothea A. Welke

STATE OF Iowa

COUNTY OF Scott

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Helmut Arno Welke and Dorothea Ann Welke, 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 5th day of October, 2021.

My commission expires:

ANDREA D. ANDERSON
NOTARIAL SEAL - STATE OF IOWA
COMMISSION NUMBER 760633
MY COMMISSION EXPIRES 10/26/2022

Andrea D. Anderson
Notary Public

HW DW

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/5/21.

Affiant Signature

10/7/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 7 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY