WARRANTY DEED

Karen Johnson Davidson County
Batch# 737690 DEEDWARR
10/15/2021 11:00:26 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20211015-0138884

MJ-VRE-21-6312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/2/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2024

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)
Bailey Welch and Kyle Welch	**NEW OWNER**	
(NAME)	(NAME)	
6312 Brownlee Drive		**115-11-0-011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ESTATE OF MARJORIE S. CLAUER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BAILEY WELCH AND KYLE WELCH, WIFE AND HUSBAND,** 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 Lot No. 57 on the Plan of West Meade Estates, Section 1, of record in Book 2663, Page 119, Register's Office for said County.

Said Lot No. 57 is described as follows: Beginning at a point in the Northerly margin of Brownlee Drive, the corner of lots Lots. 57 and 58; thence Northerly along the line between said two lots, 200 feet to a point, the common corner of lots Nos. 56, 57, and 58; thence Westerly along the line between lots Nos. 56 and 57, 197.5 feet to a point in the Easterly margin of Torrington Road; thence Southerly along the margin of said Road, 34.2 feet to a point; and continuing thence Southerly along the margin of said Road 140.9 feet to a point, the beginning of a curve to the left; thence a round said curve, having a radius of 25 feet, 39.27 feet to a point in the Northerly margin of Brownlee Drive; thence Easterly along the margin of said Drive, 175 feet to the beginning.

Being the same real property conveyed to Robert R. Clauer and wife, Marjorie S. Clauer by deed from A. B. Ivey and wife, Doris Ivey of record in Book 3377, Page 333, said Register's Office for Davidson County, Tennessee, dated April 22, 1960 and recorded on April 22, 1960. Robert R. Clauer having since died on November 22, 1996. Marjorie S. Clauer having since died on November 21, 2020, leaving a Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P199, appointing Robert R. Clauer, Jr.as Executor. Said Robert R. Clauer, Jr as Executor of the Estate of Marjorie S. Clauer has the full power to sell and convey subject property without joinder of any beneficiary as set out in Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 21P199.

Being also known as 6312 Brownlee Drive Nashville, Tennessee 37205.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 2663, Page 119, 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: **6312 Brownlee Drive, Nashville, Tennessee 37205**.

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 11th DAY OF OCTOBER, 2021.

Estate of Marjorie S. Clauer

BY: _____, Executor
Robert R. Clauer, Jr
Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT R. CLAUER, JR, EXECUTOR of the ESTATE OF MARJORIE S. CLAUER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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