WARRANTY DEED

Karen Johnson Davidson County
Batch# 760226 DEEDWARR
11/23/2021 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20211123-0155718

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Jamecka Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2021.

Tonya Loftin
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George Coleman Welch	George Coleman Welch	Parcel ID: 095 07 0 015.00
(NAME) 230 Fairway Drive	(NAME) 230 Fairway Dr	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Betty J. Hall and James Scott Hall, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **George Coleman Welch**, hereinafter called the Grantees, their heirs and assigns, a 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. 171 on the Plan of Merry Oaks, of record in Book 1835, Page 67, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty J. Hall and James Scott Hall, as Joint Tenants with Right of Survivorship, by Quitclaim Deed Betty from Betty J. Hall by and through Teresa Glass, as Trustee, of record in Instrument No. 20160219-0016149, in the Register's Office of Davidson County, Tennessee, dated January 19, 2016 and recorded on February 19, 2016

Being the same property conveyed to Betty J. Hall, by Warranty Deed from Doris S. Demos and husband, Jim P. Demos, of record in Book 10557, Page 732, in the Register's Office of Davidson County, Tennessee, dated July 31, 1997 and recorded on August 05, 1997

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record: and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 230 Fairway Drive, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 15th day of November, 2021

Betty J. Hall

James Scott Hall

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Betty J. Hall and James Scott Hall, as Joint Tenants with Right of Survivorship, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15TH day of November, 2021.

Notary Public CHERYL M. CAIL

My Commission Expires: 09/15/2027

(SEAL)

CHERYL M CAIL
MY COMMISSION EXPIRES SEPTEMBER 15, 2027
NOTARY PUBLIC
SOUTH CAROLINA

Certificate of Authenticity

I, Tonya Loftin, 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 November 15, 2021.

Date

Tonya Loftin

Affiant Signature

November 17, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 17th day of November, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)