Name and Address of New Owner:
Jacob M. Welty and Jessica Nicole Mangum
244 Duling Avenue
Nashville, TN, 37115

Send Tax Bills To:
Jacob M. Welty and Jessica Nicole Mangum
244 Duling Avenue
Nashville, TN, 37115

Karen Johnson Davidson County
Batch# 819132 DEEDWARR
03/10/2022 11:28:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.13
20220310-0027778

This Instrument Prepared By:
Brock Baker
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 043-09-0-305

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Travis L. Kring, an unmarried man and Kellie Kring**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacob M. Welty, an unmarried man and Jessica Mangum, an unmarried woman** , "the Grantees," the following described real estate in Davidson County, Tennessee:

All that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 60 feet of Lot No. 2 of Block "M" on the Plat of Woodlawn Estates, as of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 2 fronts 60 feet on the southerly side of during Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Travis L. Kring, An Unmarried Man and Kellie Kring, An Unmarried Woman from Travis L. Kring aka Travis Kring, an unmarried man, by Quitclaim Deed dated 05/28/2021 and recorded 08/16/2021 in Instrument No. 20210816-0110588, Register's Office of said County.

Being the same property conveyed to Travis L. Kring, an unmarried man from Travis Kring aka Travis L. Kring, an Unmarried Man and Kellie Kring, An Unmarried Woman, by Quitclaim Deed dated 11/16/2020 and recorded 12/11/2020 in Instrument

No. 20201211-0145827, Register's Office of said County.

Being the same property conveyed to Kellie Kring, an unmarried woman and Travis Kring, an unmarried man, tenants in common with rights of survivorship from Carroll Alexander Burns, II, an unmarried man, by Warranty Deed dated 06/08/2018 and recorded 06/22/2018 in Instrument No. 20180622-0060667, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of February, 2022.

_____(SEAL)
Travis L. Kring

_____(SEAL)
Kellie Kring

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Walton

On this 24th day of February, 2022, before me personally appeared Travis L. Kring and Kellie Kring, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of February, 2022.

_____
Notary Signature
My commission expires:

Notary Public State of Florida
Victoria L DiPasquale
My Commission GG 940686
Expires 12/18/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $294,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Travis L. Kring

Kellie Kring

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~WILLIAMSON~~ Walton

Sworn to and subscribed before me this 24th day of February, 2022.

Notary Signature
My commission expires:

Notary Public State of Florida
Victoria L DiPasquale
My Commission GG 940686
Expires 12/18/2023

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/24/22 (date of document).

Jennifer L. Pennell

2/28/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of February 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

