Karen Johnson Davidson County
Batch# 847235 DEEDWARR
04/28/2022 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20220428-0049288

Warranty Deed

KAZ ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-07-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $303,000.00. Affiant Subscribed and sworn to before me, this the 20th day of April, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ann R. Bomar	New Owner(s)	072-05-0L-302.00-CO
1041 East Trinity Lane 302		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SCOTT MICHAEL WELBURN, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANN R. BOMAR, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 302 of 1041 Flats, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing 1041 Flats, a condominium of record in Instrument Number 20200417-0040597, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for 1041 Flats, a Condominium filled in Instrument No. 20200710-0075270, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D to said Master Deed.

Being a portion of the same property conveyed to 1041 East Trinity LP, LLC, a Tennessee limited liability company by Special Warranty deed from Stratos Development Group, LLC, a Tennessee limited liability company and ETLP, LLC, a Tennessee limited liability company of record in Instrument No. 20181219-0123536 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 19, 2018.

Being a portion of the property conveyed to 1041 East Trinity LP, LLC, a Tennessee limited liability company by Quitclaim Deed from 1041 East Trinity LP, LLC, a Tennessee limited liability company dated January 8, 2019 and recorded January 8, 2019 in Instrument No. 20190108-0002094, said Register's Office.

Being the same property conveyed to Scott Michael Welburn, single man by Warranty deed from 1041 East Trinity LP, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200729-0083778 Register's Office for Davidson County, Tennessee, dated July 23, 2020 and recorded on July 29, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1041 East Trinity Lane 302, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of April, 2022.

Scott Michael Welburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Scott Michael Welburn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2022.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Dallas Welburn, spouse of Scott Michael Welburn, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee. The said Dallas Welburn having no personal liability for the repayment of the loan secured by this instrument, or the covenants and warranties of this instrument.

Dallas Welburn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Dallas Welburn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of April, 2022.

Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

True Copy Certification

I, **Kaz Arbogast,** 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 this the 20th day of April, 2022.

Affiant Signature
Date 04/20/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20th day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3.7.23

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY