WARRANTY DEED

Karen Johnson Davidson County
Batch# 857304 **DEEDWARR**
05/17/2022 02:51:06 PM 2 pgs
Fees: $13.00 Taxes: $3,052.50

20220517-0056987

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2022

D. Denise Woods
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

MST 2022-0692

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Osbourne Welsh	Legacy Home Loans	**160-12-0-131.00**
(NAME)	(NAME)	
512 Hearthstone Circle	4004 Hillsboro Pike, 216B	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary J. Paulich and husband Edward T. Paulich,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Osbourne Welsh and Kimberly Danielle McKinson, a one-half interest each as tenants in common,** 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. 139 on the Plan of Hearthstone, Phase 2 of record in Plat Book 5200, Page 323 and as amended in Book 6001 Page 329 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary J. Paulich and husband, Edward T. Paulich by Warranty deed from Arthur K. Blackburn and wife, Otelia B. Blackburn of record in Instrument No. 20080623-0064215 Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on June 23, 2008.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 323, and Amended in Book 6001, Page 329, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Hearthstone Common Facilities Association, Inc, restrictions of record in Book 5409, Page 485 and Book 5479, Page 422, and Book 5802, page 577, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 512 Hearthstone Circle, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 13th DAY OF May, 2022.

Mary J. Paulich

Mary J. Paulich

Edward T. Paulich

Edward T. Paulich

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mary J. Paulich and Edward T. Paulich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of May, 2022.

Notary Public

My commission expires: 7-20-2024

(SEAL)

