PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 866757 DEEDWARR
06/02/2022 02:37:54 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20220602-0063904

Ivey Title, LLC Ref: (DW) Title No.: 62470
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carolyn Anne Kluser 1104 Riverside Drive Old Hickory, TN 37138	NEW OWNER

TAX MAP PARCEL NUMBERS: 04415040500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisa C. Welch and Laura Welch Butcher**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Carolyn Anne Kluser** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 22 of Section "B" on the Plan of Village of Old Hickory, Section "B", E.I. dupont de Nemours and Company's Subdivision of record in Book 1424, 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 Lisa Claire Welch, Laura Brittain Welch and Allan Neil Welch by Warranty Deed from Allan Fox Welch, widower, dated June 13, 1990 and recorded on September 4, 1990 of record in Book8187, page 784, Register's Office for Davidson County, Tennessee. The said Allan Neil Welch has since died. By Affidavit of Heirship, dated April 13, 2021, recorded April 21, 2021, of record in Instrument No. 20210421-0053297, said Register's Office, Lisa C. Welch and Laura Welch Butcher were established as the heirs-at-law of Allan Neil Welch. Lisa C. Welch is now known as Lisa Welch Silbar.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 1424, page 67, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description.

This is improved property, known as 1108 Overton Street, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of June, 2022.

~~Lisa Welch Silbar~~ Lisa C. Welch

State of California

County of _____

On this _____ day of _____, 2022, before me the undersigned authority, personally appeared Lisa Welch Silbar, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

See Attached

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE }

On MAY 31, 2022 (Date) before me, AMI LEANN MARSTON, NOTARY Public (Here Insert Name and Title of the Officer)

personally appeared LISA C. WELCH (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

AMI LEANN MARSTON
Notary Public - California
Orange County
Commission # 2271066
My Comm. Expires Dec 15, 2022

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ami LeAnn Marston
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Laura W Butcher

Laura Welch Butcher

State of Georgia

County of COBB

On this 31 day of May, 2022 before me the undersigned authority, personally appeared Laura Welch Butcher, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ERIC SLETTE NOTARY PUBLIC GEORGIA COBB COUNTY MY COMMISSION EXPIRES January 23, 2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Carolyn Anne Kluses
Affiant

Sworn and subscribed before me this 1st day of June, 2022.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022