WARRANTY DEED

Karen Johnson Davidson County
Batch# 884231 DEEDWARR
07/05/2022 02:21:57 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20220705-0077462

J-HR-22-229

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JUNE 15, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
William R. Wellman and Taylor O. Wellman	First Community Mortgage	
(NAME)	(NAME)	**148-06-0A-002.00-CO**
229 Margo Ln	275 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRUE INVESTMENTS INC, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM R. WELLMAN AND TAYLOR O. WELLMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of Twothirtyone Margo Lane, A Horizontal Property Regime With Private Elements as established by Declaration of Covenants, Conditions and Restrictions for Twothirtyone Margo Lane, A Horizontal Property Regime With Private Elements, as shown on Declaration of record in Instrument No. 20210519-0068029, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to True Investments, Inc, a Tennessee Corporation by Warranty deed from Donna Cootes Gattis, a Single Person of record in Instrument No. 20210518-0066748 Register's Office for Davidson County, Tennessee, dated May 12, 2021 and recorded on May 18, 2021.

This conveyance is subject to:
- 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 2900, Page 93, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3075, Page 160, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Declaration of Intent of record in Book 4562, Page 415, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210519-0068029, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **229 Margo Ln, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF JUNE, 2022.

True Investments, Inc, a Tennessee Corporation

BY: _____

Abram Mitchell
President and Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ABRAM MITCHELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT AND SECRETARY of TRUE INVESTMENTS, INC, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT AND SECRETARY.

Witness my hand and official seal, this the 29th of June, 2022.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212