THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741875**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me, this 27th day of July, 2022. Notary Public My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 895311 DEEDWARR
07/28/2022 11:13:32 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20220728-0086140

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William L. Welch and Mary Evelyn Welch 3447 Golf Club Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 117-07-0F-017.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Louis R. Feagles and Dr. Lois Wagstrom, Co-Trustees of the Lou Feagles and Lois Wagstrom Community Property Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William L. Welch and Mary Evelyn Welch, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 17 , on the Horizontal Property Regime for Brighton Court Condominium, as recorded in the Master Deed of record in Book 6629, page 532, supplemented in Book 6912, page 158 and amended in Book 6912, page 163, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LOU FEAGLES AND LOIS WAGSTROM, HUSBAND AND WIFE, by deed from STEPHEN M. BURCH, of record in Instrument No. 20050315-0028436 , dated March 9, 2005 , said Register's Office.

Being further conveyed to LOUIS R. FEAGLES AND DR. LOIS WAGSTROM, CO-TRUSTEES OF THE LOU FEAGLES AND LOIS WAGSTROM COMMUNITY PROPERTY TRUST , by quitclaim deed from LOU FEAGLES AND LOIS WAGSTROM, HUSBAND AND WIFE , of record in Instrument No. 20200430-0045244, dated April 27, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 117-07-0F-017.00-CO.

Master Deed of record in Book 6629, page 532, amended in Book 6912, page 158 and Book 6912, page 163 and amendment to ByLaws of record in Book 10364, page 141, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, page 518, said Register's Office.

Storm Water Detention Agreement of record in Book 6436, page 578, said Register's Office.

This is improved property located at 3447 Golf Club Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2022.

The Lou Feages and Lois Wagstrom Community Property Trust

By: Louis R. Feagles, Co-Trustee

By: Dr. Lois Wagstrom, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis R. Feagles and Lois Wagstrom, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of the Lou Feagles and Lois Wagstrom Community Property Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of July, 2022.

Notary Public

My Commission Expires: _____

