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This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $450,000.00.

Affiant

Karen Johnson Davidson County
Batch# 907720 DEEDWARR
08/24/2022 12:25:55 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220824-0095630

Subscribed and sworn before me this the 23rd day of August, 2022.

Notary Public
My commission expires: 7/6/2026

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cameron James Gulledge 1510 Demonbreun St #502 Nashville, TN 37203	CADENCE BANK PO BOX 3356 TUPELO, MS 38803	093-09-0A 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER WELCH, Married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CAMERON GULLEDGE, SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 502, together with the appurtenant interest in the common elements of The Rhythm At Music Row, a horizontal property regime established by Master Deed of record in Instrument No. 20070725-0088390, amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780, Instrument No. 20200707-0073281, and Instrument No. 20200707-0073280, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Christopher Welch, single, by Warranty Deed dated November 16, 2020, from Premo Investment Partners, of record in Instrument No. 20201125-0138340, Registers Office for Davidson county, Tennessee. The said Margaret Welch is joining in this conveyance to convey any and all marital interest she may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1510 Demonbreun St #502, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CW
MW

Witness my hand this the 23rd day of August, 2022.

Christopher Welch

Margaret Welch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Welch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2022.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY