THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842107**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2022. Notary Public My Commission Expires:

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

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 910665 DEEDWARR
08/31/2022 10:39:30 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220831-0098165

WARRANTY DEED

Address New Owner: Richard Heath Greathouse, II and Margaret Mary Welsh 3135 Glencliff Road Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-15-0-162.00

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, **Robert Walsh, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Heath Greathouse, II and Margaret Mary Welsh, 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 the easterly 275 feet of the northerly one-half of Lot No. 3 on the map showing Subdivision of Mrs. Bettie Smith' s land, as of record in Book 843, page 59, Register' s Office for said County, and described according to a survey made by Stephen A. Draper, Surveyor, September 17, 1958, as follows:

Beginning at a stone in the westerly margin of Glencliff Road 200 feet more or less south of the center line of Neese Avenue; thence with the margin of said Road south 3Â° 30' west 100 feet to a point; thence north 89Â° west, along a fence, 275 feet to an iron pin; thence north 3Â° 30' east 100 feet to an iron pin (which call was omitted in previous deeds); thence south 89Â° east along a fence, 275 feet to the beginning.

Being the same property conveyed to ROBERT WALSH, by deed from KEVIN M. LAMBERTH AND STACEY BOYD, of record in Instrument No. 20190402-0029508 , dated March 29, 2019 , said Register's Office.

Said property was never the marital residence of Grantor.

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. 119-15-0-162.00.

Matters shown on the Plan of record in Plat Book 843, page 59, said Register's Office.

This is improved property located at 3135 Glencliff Road Nashville TN 37211

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 30th day of August, 2022.

Robert Walsh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Walsh, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2022.

Notary Public

My Commission Expires: _____

