Karen Johnson Davidson County
Batch# 915016 DEEDWARR
09/09/2022 02:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,119.25
20220909-0101325

Prepared by: Christina M. Bartee, BATSON NOLAN PLC, 105 Fifth Ave. West, Ste 201, Springfield, TN 37172 (615) 382-4420

CHARLES MICHAEL WELFEL, ET AL

TO: WARRANTY DEED

VIRGINIA K. BLOODWORTH, ET VIR

THIS WARRANTY DEED OF REALTY, executed as of the 9th day of September, 2022, by Grantors, CHARLES MICHAEL WELFEL, a married person, and JOYCE ELAINE SANDERS, a married person, to Grantees, VIRGINIA K. BLOODWORTH and DAVID A. BLOODWORTH, wife and husband,

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in the 13th Civil District of Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Tract No. 11 of the Edie I. Bateman Farmer heir's lands, in the 13th Civil District, Davidson County, Tennessee, described according to an unrecorded survey by James & Moore Company, Inc., Dickson Tennessee, March 31, 1975 as follows:
>
> Beginning at an iron pin on the south margin of Old Hickory Boulevard, said iron pin being in the common corner of Tract 10 and Tract 11; thence South 36 deg. 00' East 1163.76 feet to an iron pin located in the northwesterly boundary of the J.W. Stewart and R.W. Parker lands; thence North 42 deg. 51' East 173.00 feet to an iron pin; thence North 36 deg. 00' West 1130.31 feet along the common boundary between Tract No. 11 and Tract No. 12 to an iron pin in the southerly margin of Old Hickory Boulevard; thence South 53 deg. 59' West 170 feet along the southerly margin of Old Hickory Boulevard, to a point of beginning, said tract containing 4.47 acres, more or less.
>
> Being the same property conveyed to Charles Michael Welfel and Joyce Elaine Sanders by Executors Quitclaim Deed from Charles Michael Welfel and Joyce Elaine Sanders as Co-Executors of the Estate of Martha Virginia Welfel, Seventh Circuit Court for Davidson County, Tennessee Docket No: 21P2177, dated April 13, 2022, recorded April 13, 2022 at 2:07 PM in Instrument No.:20220413-0043083, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Martha Virginia Welfel, unmarried by Warranty Deed from Charles M. Welfel, married, dated September 27, 2000,

recorded October 3, 2000 at 8:43 AM, in Instrument No.: 20001003-0097550, Register's Office for Davidson County, Tennessee.

Included in this conveyance is one (1) 1985 Clayton mobile home, Model 38D Body HS, VIN # 14X683FBR3812, located on, but NOT permanently attached to the real property.

The source of the above description is derived from previous instruments of record, no boundary survey having been made at the time of this conveyance.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for 2022 taxes which are prorated and Grantees assumes; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

CHARLES MICHAEL WELFEL Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Charles Michael Welfel, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9th day of September, 2022

My Commission Expires: 8/20/2025

CHRISTINA M. BARTEE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

202209090101325

JOYCE ELAINE SANDERS Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Joyce Elaine Sanders, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 9th day of September, 2022

My Commission Expires: 8/20/2025

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public

Property Owners Name and Mailing Address:

Virginia K. Bloodworth
David A. Bloodworth
1324 Forrest Park Dr.
Nashville, TN, 37205

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:
4984 Old Hickory Blvd.
Nashville, TN, 37218

Map and Parcel No.
067-00-0-106.00

STATE OF TENNESSEE,
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $302,500.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Subscribed and sworn to before me this the 9th day of September, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 8/20/2025

True Copy Certification

I, Christina M. Bartee, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrationherewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

September 9, 2022.

Affiant Signature

September 9, 2022
Date:

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 9th day of September, 2022

Notary's Signature

My Commission Expires:

Notary Seal

MARTHA J. OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 13, 2025
COUNTY OF MONTGOMERY