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

Name and Address of New Owner:
Zac Wracher
809 Barrington Place Drive
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 918363 DEEDWARR
09/19/2022 12:05:03 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20220919-0104117

Send Tax Bills To:
4004 Hillsboro Pike, 216B
Nashville, TN 37215

This Instrument Prepared By:
Easy Close, LLC
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: Property 1:
171-04-0C-064.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James B. Welch and Shannon M. MacLachlan, both unmarried as Joint Tenants with Right of Survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zac Wracher,** an unmarried man,"the Grantee," the following described real estate in Davidson County, Tennessee:

A certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 64 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime With Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, and as Amended in Instrument No. 20170227-0019505, Instrument no. 20170227-0019506 and Instrument no. 20180827-0084426, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lot. Description is the same as in the previous deed of record.

Being the same property conveyed to James B. Welch and Shannon M. MacLachlan, both unmarried as Joint Tenants with Right of Survivorship by Warranty Deed from Brian Jeffrey Krohn, Individually as the sole Beneficiary of the Estate of Linda Louise Krohn, and as Executor of the Estate of Linda Louise Krohn, of record in Instrument No. 20181105-0109452 Register's Office for Davidson County, Tennessee, dated November 01, 2018 and recorded on November 05, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of September, 2022.

_____(SEAL)
James Brian Welch

_____(SEAL)
Shannon Maclachlan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sarah Lite the undersigned, a Notary Public in and for the Davidson County and State of Tennessee, the within named James Brian Welch and Shannon Maclachlan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

SARAH LITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and seal this 15th day of September, 2022.

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $560,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
15th day of September, 2022.

_____
Notary Public
My commission expires:_____

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

File No. EC-22-60