Karen Johnson Davidson County
Batch# 950391 DEEDWARR
12/12/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20221212-0128888

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ FK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Felicia D
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2022

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3-3-2026

(AFFIX SEAL)

MST 2022-1640

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne Dee Butrum and Terry Butrum	Bank of America	
(NAME) 317 South 14th Street	(NAME) 4500 Amon Carter Blvd	083-13-0-322.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Fort Worth TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Justin Welsh and Jennifer Welsh, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Suzanne Dee Butrum and Terry Butrum, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southerly 50 feet of Lot Nos. 147 and 148, Block "P" on the Plan of Lindsley Home Place of record in Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lots Nos. 147 and 148 fronts 50 feet on the Easterly side of South 14th Street and runs back between parallel lines with the Northerly margin of an undeveloped alley 100 feet to the Easterly margin of Lot No. 148 on which it measures 50 feet.

Being the same property conveyed to Justin Welsh and Jennifer Welsh, husband and wife by Warranty deed from John Charles Garrett Curthoys and Evelyn Jamero Paglinawan Curthoys, husband and wife, of record in Instrument No. 20200714-0076693 Register's Office for Davidson County, Tennessee, dated July 10, 2020 and recorded on July 14, 2020.

Subject to: Property taxes have been prorated and the Grantor has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 2, Page 92, Register's Office for Davidson County, Tennessee.

This property, known as 317 South 14th Street, Nashville, TN 37206
(Street Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

This property, known as 317 South 14th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this 6th DAY OF DECEMBER, 2022.

Justin Welsh by YM as att-fact

Justin Welsh by Yvette Meldrum, as Attorney-in-Fact

Jennifer Welsh by YM as att-fact

Jennifer Welsh by Yvette Meldrum, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Yvette Meldrum, Attorney-in-Fact for Justin Welsh and Jennifer Welsh**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Justin Welsh and Jennifer Welsh, husband and wife, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 6th day of December, 2022.

Notary Public
My Commission Expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 12, 2022 (date of document).

Affiant Signature

December 12, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 12th day of December, 2022

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023