STATE OF Tennessee
COUNTY OF ~~Sumner~~ Davidson

Karen Johnson Davidson County
Batch# 974941 DEEDWARR
02/28/2023 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20230228-0014064

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2023.

Notary Public
MY COMMISSION EXPIRES: 3/3/26
File No. G23-18018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sean Welch-Nash (NAME)	Ascend Federal Credit (NAME)	060-12-0-043
202 Sunset Drive (STREET ADDRESS)	520 Airpark Dr. (STREET ADDRESS)	
Nashville TN 37207 (CITY) (STATE) (ZIP)	Tullahoma TN 37388 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Terry P. Carroll, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Welch-Nash, an unmarried man,** 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 Lot No. 23 and 24 of Block "C", on the Plan of Highland Park, of record in Plat Book 974, Page 33, Register's Office for Davidson County, Tennessee, described as follows:

Said Lots Nos. 23 and 24 front together 50 feet on the southerly side of Sunset Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Terry P. Carroll, an unmarried person by Deed dated July 31, 1998 from Winzel Dean Carroll and Tommie Jean Carroll Moore and Terry Phillip Carroll and Michael Duane Carroll, Heirs of Jesse W. Carroll, recorded August 5, 1998, in Book 11054, Page 386, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 202 Sunset Drive, Nashville, TN 37207.

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. Whenever 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 27th day of February, 2023.

Terry P. Carroll

Terry P. Carroll

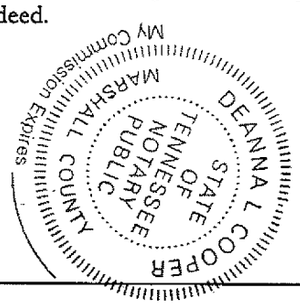
STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson DC

On this 27th day of February, 2023, before me personally appeared Terry P. Carroll, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of February, 2023.

Deanna L Cooper

Notary Signature
My commission expires: 6/11/24



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2-27-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2-27-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th **day of** February **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM