Karen Johnson Davidson County
Batch# 980791 DEEDWARR
03/15/2023 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20230315-0018616

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20449-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $316,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd ~~14th~~ day of March, 2023.

Notary Public
My Commission Expires: 4-23-25

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Karl Meyer 4596 Whites Creek Pike Nashville, TN 37189	First Bank 732 Columbia Ave. Franklin TN 37064	040 00 0 186.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anne Welter, FKA Anne Reilly and Matthew Welter, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Karl Meyer, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Certain real property situate in 1st Councilmanic District, the 2nd Civil District of Davidson County, Tennessee, and described as follows: to—wit:

Being Lot No. 1 on the Plan of Mill Stream Subdivision, which appears of record in Plat Book 7900, Page 992, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Anne Reilly and Matthew Welter, Wife and Husband, by Warranty Deed from Michael E. Willis Jr. and Hannah J. Willis, Husband and Wife, of record in Instrument No. 20200312-0027858, in the Register's Office of Davidson County, Tennessee, dated March 12, 2020 and recorded on March 12, 2020.

This is improved improved property located at: **4596 Whites Creek Pike, Nashville, TN 37189**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2023.

GRANTOR:

Anne Welter
Anne Welter

Matthew Welter
Matthew Welter

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anne Welter and Matthew Welter, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of March, 2023.

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: _____

202303150018616

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3-2-23 (date of document).

Affiant Signature

3.14.23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 14th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY