Karen Johnson Davidson County
Batch# 1037154 DEEDWARR
08/10/2023 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20230810-0062223

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
David Holmes and Veronica Holmes
6732 Christiansted Lane
Nashville, TN 37211
SEND TAX BILLS TO:
United Community Bank
1133 Ocean Ave
Lakewood, NJ 08701

WARRANTY DEED

(Map 172-10-0B; Parcel 031.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **SHIRLEY J. WELCH, AN UNMARRIED PERSON**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **VERONICA HOLMES AND DAVID HOLMES, WIFE AND HUSBAND,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 31, Christiansted Valley Subdivision, Phase 2, Revision 1, as shown on plat of record in Instrument No. 20010209-0012854, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Basil C. Welch II and wife, Shirley J. Welch, by Warranty Deed dated June 21, 2002, from Windsor Homes, Inc., recorded June 24, 2002, in Instrument No. 20020624-0075765, in the Register's Office of Davidson County, Tennessee. The said Basil C. Welch II, died on November 29, 2017 leaving the subject property vested in Shirley J. Welch, as surviving tenant by the entirety.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 6732 Christiansted Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2023 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 7 day of August, 2023.

Shirley J. Welch

Shirley J. Welch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley J. Welch, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of August, 2023.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $770,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7 day of August, 2023.

Notary Public

My commission Expires: 8-19-23

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2023-231

I, Kara Wall, 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 8/7/23 (date of document).

Affiant Signature

Date 8/10/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025