This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1051747 DEEDWARR
09/19/2023 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20230919-0073580

ADDRESS NEW OWNER:
Randell A. Smith
900 Weeping Willow Way
Goodlettsville, TN 37072

SEND TAX BILL TO:
Randell A. Smith
1000 Cages Bend Court
Gallatin, TN 37066

MAP/PARCEL 033-10-0-036.00; 033-06-0-023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **H. Wilson Welshans, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Randell A. Smith, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of First Revision Willow Village of record in Instrument No. 20000706-0067000, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to H. Wilson Welshans and Thomas Lee Warren by Warranty Deed from Margie H. Binkley and husband, Richard C. Binkley of record in Instrument No. 20210420-0052707, Register's Office for Davidson County, Tennessee, dated April 19, 2021, and recorded on April 20, 2021.

Being the same property conveyed to H. Wilson Welshans by Quitclaim Deed from Thomas Lee Warren of record in Instrument No. 20210813-0109445, Register's Office for Davidson County, Tennessee, dated August 05, 2021, and recorded on August 13, 2021.

Being the same property conveyed to H. Wilson Welshans, Audrey Jo Welshans, Nicholas Wilson Welshans and Thomas Wilson Welshans by Quitclaim Deed from H. Wilson Welshans of record in Instrument No. 20210924-0128330, Register's Office for Davidson County, Tennessee, dated September 20, 2021 and recorded on September 24, 2021.

Being the same property conveyed to H. Wilson Welshans from Audrey Jo Welshans, Nicholas Wilson Welshans and Thomas Wilson Welshans by Quitclaim Deed of record in Instrument No. _____202309190073579_____, Register's Office for Davidson County, Tennessee.

This is improved property known as: **900 Weeping Willow Way, Goodlettsville, Tennessee 37072.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 15th day of September, 2023.

WITNESS MY HAND on this the 15th day of September, 2023.

H. Wilson Welshans

H. Wilson Welshans

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **H. Wilson Welshans,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 15th day of September, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $1,050,000.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of September, 2023.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

File No: 230357

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

September 15, 2023

Affiant Signature

Date: 9-19-23

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 19 day of September 2023

Notary Signature

My Commission Expires:

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

202309190073580