WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062959 DEEDWARR
10/19/2023 01 19 11 PM 2 pgs
Fees: $13.00 Taxes $2,438 30

20231019-0082092

G-P-23-1413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 06/08/2027 CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Colton William Venner and Leah Ann Leiding	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**083-02-0-043 00**
1413 Greenwood Avenue	**Attn: Walter Claud**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2329	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEGAN E. WELSH, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COLTON VENNER AND LEAH LEIDING, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit.

Land in Davidson County, Tennessee, being the easterly 46 feet of Lot No 2 and the westerly 6 feet of Lot No 3, on the Plan of H. M. Doaks Subdivision, of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said parts of Lot Nos. 2 and 3 front together 52 feet on the North side of Greenwood Avenue and run back between parallel lines 200 feet to an alley

Being the same property conveyed to Megan E Welsh by Warranty Deed from Clara Jacqueline Peters, unmarried of record in Instrument No 20100308-0017419, Register's Office for Davidson County, Tennessee, dated March 05, 2010 and recorded on March 08, 2010.

The above referenced property has never been the principal marital residence for the Grantor

This conveyance is subject to.
- Taxes for the year 2024 and subsequent years, a lien due and payable
- Subject to all matters shown on the Plan of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1413 Greenwood Avenue, Nashville, Tennessee 37206-2329**

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF OCTOBER, 2023

Megan E. Welsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212