Karen Johnson Davidson County
Batch# 1071296 DEEDWARR
11/14/2023 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $16,650.00
20231114-0088675

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230845483**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,500,000.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2023. Notary Public My Commission Expires: 07-09-2024

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William Walter Welsh, Trustee 5929 E Ashland Drive Nashville TN 37215	Send Tax Bills To: Innovia Wealth Attn: Tom Pantlind 171 Monroe Ave NW, Ste 800 Grand Rapids, MI 49503	Tax Information: Tax Parcel ID No. 144 12 0 007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashland Hills, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Walter Welsh, Trustee of the 5929 East Ashland Drive Trust U/A/D October 5, 2023 and his successors in Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled Otter Creek Hills, of record in Plat Book 2900, Pages 110 and 111, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate Legal description.

Being the same property conveyed to Ashland Hills, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Clarence M. Holt and Christine Holt, Trustees of the Lexington Paris Trust dated April 27, 2015, of record in Instrument No. 20220519-0057976, in the Register's Office of Davidson County, Tennessee, dated May 04, 2022 and recorded on May 19, 2022.

Being the same property conveyed to Clarence M. Holt And Christine Holt, Trustees, or any successors in trust, under The Lexington-Paris Trust dated April 27, 2015, and any amendments thereto, by Special Warranty Deed from Christine Holt, a married woman, of record in Instrument No. 20150527-0048639, in the Register's Office of Davidson County, Tennessee, dated April 27, 2015 and recorded on May 27, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Otter Creek Hills, as recorded in Plat Book 2900, Page(s) 110 and 111.

This is improved property located at 5929 E Ashland Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of November, 2023.

Ashland Hills, LLC

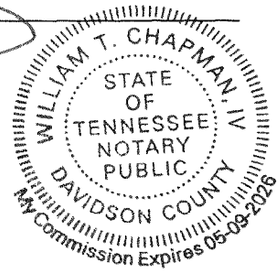
By: _____
Andrew Carleton Moreton, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Andrew Carleton Moreton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the a Member (or other officer authorized to execute the instrument) of Ashland Hills, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 14th day of November, 2023.

_____
Notary Public



CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 14TH day of NOVEMBER, 2023.

Date: 11-14-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 14TH day of NOVEMBER, 2023.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY