Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
23-0341

Karen Johnson Davidson County
Batch# 1073357 **DEEDWARR**
11/20/2023 09:30:30 AM 2 pgs
Fees: $13.00 Taxes: $3,008.10

20231120-0090084

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $813,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of November, 2023

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 20, 2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua Dodson and Megan Welsh 1318 Greenfield Ave Nashville, TN 37216	Magnolia Bank, Inc. P.O. Box 264 Hodgenville, KY 42748	072-03-0-333.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michael Lex Davidson and Brigitte Davidson, heirs at law of Matthew Davidson

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Dodson and Megan Welsh, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of a Part of the Mora Sharpe Lands, as shown on plat of record in Plat Book 547, Page 114, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Matthew R. Davidson, unmarried, by Quitclaim Deed from Matthew R. Davidson FKA Matthew R. Lee, unmarried, and Benjamin Reuter FKA Benjamin G. Lee, a married man, who acquired title as a married couple, dated 9/22/2021 and recorded 2/17/2022 in Instrument No. 20220217-0018378; and being the same property previously conveyed to Matthew R. Lee and Benjamin G. Lee, as married persons, by Warranty Deed from Matthew Bryant and Bobbi Bryant, dated 10/6/2016 and recorded 10/6/2016 in Instrument No. 20161006-0106062, in the Register's Office of Davidson County, Tennessee.

The said Matthew R. Davidson, also known as Matthew Davidson, having since died intestate on September 10, 2023, with his Estate being probated under Case No. 23P-1846 in the Probate Court for Davidson County, Tennessee. The said Michael Lex Davidson was appointed Administrator of the Estate of Matthew Davidson by Order of Intestate Administration filed 10/11/2023 in the Probate Court for Davidson County, Tennessee. Subject property was passed to his heirs at law, Michael Lex Davidson and Brigitte Davidson, see Affidavit of Heirship of record in Instrument No. 20231120 0090083 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1318 Greenfield Ave Nashville, TN 37216.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of November, 2023.

Michael Lex Davidson

Brigitte Davidson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Lex Davidson and Brigitte Davidson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of November, 2023.

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
(Notary Seal)

Notary Public
My Commission Expires: 8.20.24