WARRANTY DEED

Karen Johnson Davidson County
Batch# 1115994 DEEDWARR
03/27/2024 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,541.90
20240327-0021393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $687,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/6/2027
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Banks and Briana Banks	Mortgage Trustee Group	
(NAME)	(NAME)	
454 Manley Drive	8320 E Walker Springs Lane	146 16 0 107.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **SHERI LLANE WELCH AND RONNIE LEE WELCH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN BANKS AND BRIANA BANKS, 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:

Being Lot No. 1073 on the plan of BRENTWOOD HALL, SECTION 14, as of record in Plat Book 2663, Page 129, in the Register's Office of Davidson County, Tennessee.

Said lot fronts 90 feet on the Northerly side of Manley Drive and runs back 251.6 feet on the Easterly line and 298.2 feet on the Westerly line to a dead line in the rear on which it measures 138 feet.

Being the same property conveyed to Jack L. Welch and wife, Orba A. Welch, by Warranty Deed from Roy M. Shockley and wife, Billie Shockley, of record in Book 6513, Page 659, in the Register's Office of Davidson County, Tennessee, dated March 08, 1985 and recorded on March 19, 1985.

Being the same property conveyed to Orba A. Welch, by Quit Claim Deed from Jack L. Welch, of record in Book 7969, Page 797, in the Register's Office of Davidson County, Tennessee, dated October 20, 1989 and recorded on October 27, 1989. See Affidavit Recorded in Instrument No. 20061227-0158818, in the Register's Office of Davidson County Tennessee. Orba A. Welch a/k/a Orba G. Allred died testate on October 04, 2022. Last Will and Testament for Orba G. Allred, Probated under Docket No. 22P2146 in Seventh Circuit Court for Davidson County, Tennessee Probate Division. Devised said real property to Sheri Llane Welch and Ronnie Lee Welch.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

MO2024-319

unimproved
This is improved x property, known as 454 Manley Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 27th day of March, 2024

SHERI LLANE WELCH

RONNIE LEE 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 Sheri llane Welch and Ronnie Lee Welch, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of March, 2024.

Commission expires:

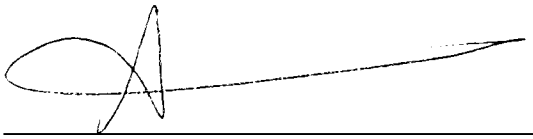
D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

MO2024-319

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 3-27-2024.



Affiant Signature

3-27-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3-27-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal