Karen Johnson Davidson County
Batch# 1136598 DEEDWARR
05/20/2024 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $760.07
20240520-0037159

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,425.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0261

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey David Welch and Debora Daniel Welch	NEW OWNER	Map: 08410006100
(NAME) 2108 Brookview Dr.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIVE THOUSAND FOUR HUNDRED TWENTY-FIVE AND NO/100 DOLLARS ($205,425.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM DOUGLAS WELCH, JR. AND JEFFREY DAVID WELCH, CO-TRUSTEES OF THE RESTATED PEGGY MOSS WELCH REVOCABLE TRUST U/A/D 7/26/16 AND RESTATED FROM THE WELCH JOINT REVOCABLE TRUST AGREEMENT U/A/D 1/31/01,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY DAVID WELCH AND WIFE, DEBORA DANIEL WELCH,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 2 on the Plan of Resubdivision of Lots 82 & 83, Donelson Meadows, Section 2 of record in Plat Book 7900, Page 284, 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 William D. Welch, Sr. and wife, Peggy Moss Welch, Trustees of The Welch Joint Revocable Living Trust Agreement u/a/d 1/31/01 , by Quitclaim Deed from William D. Welch, and Peggy M. Welch, Individually, of record in Instrument No. 20010201-0009835, dated January 31, 2001, Register's Office for said County. The said William D. Welch, Sr. died April 12, 2016, and Peggy Moss Welch died February 25, 2024. The Restated Peggy Moss Welch Revocable u/a/d 7/26/16 Trust was created after the death of Peggy Moss Welch.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 284, said Register's Office; (3) Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, in the Register's Office for Davidson County, Tennessee; (4) Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4940, Page 848, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2283, Page 361, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2108 Brookview Drive, Nashville, TN 37214
(House No.) (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 our hands this 16 day of May, 2024.

The Restated Peggy Moss Welch Revocable Trust u/a/d 7/26/16

BY: _____
William Douglas Welch, Jr., Co-Trustee

STATE OF North Carolina
COUNTY OF Wake

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Douglas Welch, Jr., Co-Trustee of The Restated Peggy Moss Welch Revocable Trust u/a/d 7/26/16, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be Co-Trustee, of The Restated Peggy Moss Welch Revocable Trust u/a/d 7/26/16, and that he as such Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of May, 2024.

My commission expires: 02/28/2026 _____
Notary Public

Witness our hands this 17th day of May, 2024.

BY: _____
Jeffrey David Welch, Co-Trustee

Tiffany Turner-Patterson
Notary Public
Wake County, NC
Commission Expires 02/28/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeffrey David Welch, Co-Trustee of The Restated Peggy Moss Welch Revocable Trust u/a/d 7/26/16, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be Co-Trustee, of The Restated Peggy Moss Welch Revocable Trust u/a/d 7/26/16, and that he as such Co-Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of May, 2024.

My commission expires: 1/24/28 _____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 May 17, 2024.

(AFFIANT) – Karen Suggs

05/17/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 17th day of May, 2024.

My commission expires: 1/24/28

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY