Karen Johnson Davidson County
Batch# 1140949 DEEDWARR
05/30/2024 01:12:30 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20240530-0040168

7482

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2024.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Douglas Welch Jr Katherine Lane Welch	New Owner	046-00-0-101
(NAME)	(NAME)	
4948 Bull Run Road		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(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, Robert L. McKeown and Judith E. McKeown, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Douglas Welch, Jr and Katherine Lane Welch, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a Tract of Land lying in Nashville, Davidson County, Tennessee and being part of the property of Everett L. Garner of Record in Deed Book 3974, Page 84, Register's Office for Davidson County, Tennessee, and being bounded on the south by the remainder of the Garner property and by Tract one, on the west by Nancy C. Warnecke, on the North by Garner and on the east by Garner and Tract Three, and by Arlene Felts and being more particularly described as follows.

Beginning at an iron pin at the southeast corner of this tract at a common corner with Tract One and Felts; Thence with a severance line across Garner, and with Tract one, North 64 Degrees, 12 minutes, 12 seconds, West 533.60 feet to an iron pin in the east line of Warnecke; Thence with Warnecke, North 03 degrees, 31 minutes, 55 seconds, East 479.15 feet to an iron pin; Thence with a severance line across Garner and South 75 degrees 15 minutes, 09 seconds, East, 643.47 feet to an Iron pin at a common corner with Tract Three; Thence with Tract Three, South 07 degrees 19 minutes, 02 seconds East, 533.35 feet to an iron pin in the north line of Felts; Thence North 85 degrees, 30 minutes, 08 seconds West, 100.00 feet to an iron pin at a common corner with Felts;
Thence with Felts, south 25 degrees, 35 minutes, 06 seconds West, 383.54 feet to the point of beginning, containing 549,522 square feet or 12.615 acres, more or less being designated as Tract Two on and described according to survey by R. Scot Cherry, R.L.S. Tennessee No. 1512, dated September 7, 1992.

Tract II

Being a tract of Land lying in Nashville, Davidson County, Tennessee and being part of Tract One of the Keith Loiseau property as of Record in Deed Book 8768, page 909 and being bounded on the north by Tract Two of the Keith Loiseau property on the East by Arlene Felts property as of Record in Deed Book 4987, page 391 on the South by Tract One-B of the Keith Loiseau property and on the West by the Nancy C. Warnecke property as of record in Deed Book 5536, page 106 and being more particularly described as follows:

Beginning at an iron pin at the intersection of the south line of the Tract Two and the West line of Arlene Felts; thence with the Felts South 14 degrees, 55 minutes, 58 seconds West, 175.00 feet to an iron pin at a corner common with Tract One-B; thence with the Tract One-B North 74 degrees, 17 minutes, 03 seconds West, 469.81 feet to an iron pin in the East line of Nancy C. Warnecke; thence with Warnecke North 03 degrees, 31 minutes, 55

seconds East, 274.57 feet to an iron pin at a corner common with Tract Two; thence with Tract Two South 64 degrees, 12 minutes, 12 seconds East, 533.60 feet to the point of beginning, containing 180.898 square feet (2.5000 acres more or less).

Being the same property conveyed to Robert L. McKeown by Warranty Deed from Lurton Goodpasture, III, an unmarried person Deed of record in Instrument no. 20060106-0002380, dated December 30, 2005, recorded January 06, 2006, Register's Office Davidson County, Tennessee. The said Robert L. McKeown is now married to Judith E. McKeown.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4948 Bull Run Road (House Number) (Street) (P.O. Address) Ashland City, TN (City or Town) 37015 (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, successors 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, successors 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 30th day of May, 2024.

Robert L. McKeown

Judith E. McKeown

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Robert L. McKeown and Judith E. McKeown, 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2024.

Shannon Philbin

Commission Expires: _____

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

Certificate of Authenticity

I, Anthony N. Greco, 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 the 30th day of May, 2024.

Anthony N. Greco, Affiant — 05/30/2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30th day of May, 2024.

Notary Public

Commission Expires July 17, 2027

ERNEST D. BENNETT, III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2027