WARRANTY DEED

Karen Johnson Davidson County
Batch# 1151427 DEEDWARR
06/26/2024 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240626-0047987

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June, 2024

Notary Public

MY COMMISSION EXPIRES: 1-26-25

(AFFIX SEAL)

JAMES K STERLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

MST 2024-0645

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Conor Welsh and Clare Welsh	Highlands Residential Mortgage, LTD	095-07-0-086.00
(NAME)	(NAME)	
2302 Cloverdale Rd	950 W. Bethany Drive, Suite 800	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Allen, TX 75013	
(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, **Catherine L. Purcell, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Conor Welsh and Clare 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(s) 225, as shown on the map entitled Merry Oaks, of recorded in Plat Book 1835, Pages 67 and 68, Register's Official 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 Joseph V. Purcell and Wife, Catherine L. Purcell by Warranty Deed from Edwin A. Hill, Jr of record in Book 2998, page 61, Register's Office for Davidson County, Tennessee, dated December 15, 1959 and recorded on December 15, 1959. The said Joseph V. Purcell died on February 12, 2009 and said property vested to Catherine L. Purcell as the surviving tenant by the entirety.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 67 and 68, Register's Office for Davidson County, Tennessee. Easement of record in Book 4346, Page 624, in the Register's Office for Davidson County, Tennessee and subject to Exhibit "A"

This property, known as 2302 Cloverdale Rd, Nashville, TN 37214
(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/our hand(s) this 20th DAY OF JUNE, 2024.

Catherine L Purcell by Phillip A Purcell

Catherine L Purcell by Phillip A. Purcell, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Phillip A. Purcell, Attorney-in-Fact for Catherine L. Purcell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Catherine L. Purcell as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 20th day of June, 2024.

Notary Public

My Commission Expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

(SEAL)

Subsequently recorded with Power of Attorney of record in Book_____, page _____, Register's Office for said County.

Exhibit "A"

Grantor has designated that the following persons shall have the right of first refusal (referred to hereunder as the "Right of First Refusal") to purchase all of that certain real estate as described herein (referred to hereunder as the "Real Estate"), Michael Purcell; Stephen Purcell; Margaret Purcell Hausauer; Louis Purcell; Lucy Purcell Ellis; William Lawrence Purcell; James Purcell; Phillip Purcell; Matthew Purcell; Martha Purcell; Michael Purcell, Jr.; Jessica Purcell Chervenak; Kelli Purcell O'Brien; Suzan Purcell Moskal; Theodore Hausauer, JR; Katie Hausauer Sims; Meredith Hausauer Bates; Lauren Purcell; Lacey Purcell Jamison; Jack Purcell; Clare Purcell Welsh; Madden Purcell; Sean Moskal; Wilson Paul Purcell; and Zak Chervenack (referred to hereunder as "Class of Entitled Persons") as set forth as follows:

If at any time during the lifetime of either of the "Class of Entitled Persons" (as defined hereinabove) or within 21 years after the death of the survivor of the Grantors either of the "Grantees" (as defined hereinabove) die or Grantees obtain a final decree of divorce, and subsequently Grantees receive a bona fide offer from a third party for the purchase of the Real Estate, which offer Grantees shall desire to accept, Grantees shall promptly deliver to the chosen from a hat one of the above Entitled Person documented proof of such offer, and the Chosen from the Class of Entitled Persons may, within thirty (30) days thereafter, elect to purchase the Real Estate at a price equivalent to its fair market value (such price to be determined by three (3) independent real estate appraisers selected by agreement of the Chosen from the Class of Entitled Persons and Grantees and choosing the lowest one as the Purchase Price).

The Class of Entitled Persons' Right of First Refusal shall remain applicable to all offers to purchase the Real Estate but is specifically subordinated to any mortgage and shall not survive a foreclosure and/or Trustee's Deed to a new Owner.

CW
CPN

True Copy Certification

I, Yvette Meldrum, 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 June 24, 2024

Affiant Signature _____

June 24, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of June 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025