THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240648064

Karen Johnson Davidson County
Batch # 1159545 DEEDWARR
07/18/2024 10:27:28 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20240718-0054175

Prepared by:
Record and Return To.
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2024.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Landon Lyle Clark and Brooke M. Knox 225 Lovell Street Madison TN 37115	New Owner	Tax Parcel ID No. 043 09 0 070.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emma May Welch, a single woman and Candace Holtcamp Welch and Michael David Welch, married, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Landon Lyle Clark, an unmarried man and Brooke M. Knox, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, Block "A" on the Map of OVERLOOK ESTATES, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 50 feet on the Northerly side of Lovell Street and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Emma May Welch, a single woman, Candace Holtcamp Welch and Michael David Welch, married, as joint tenants with right of survivorship, by Warranty Deed from CDH Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20220526-0061176, in the Register's Office of Davidson County, Tennessee, dated May 25, 2022, and recorded on May 26, 2022.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OVERLOOK ESTATES, as recorded in Plat Book 843, Page(s) 105.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 225 Lovell Street Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2024.

Emma May Welch
By: Candace Holtcamp Welch, Attorney in Fact
Emma May Welch
By: Candace Holtcamp Welch, Attorney in Fact

Candace Holtcamp Welch
Candace Holtcamp Welch

Michael David Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candace Holtcamp Welch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Emma May Welch and that she is authorized by Emma May Welch to execute this instrument on her behalf.

WITNESS my hand, at office, this 12th day o f July, 2024.

Notary Public

SHIRA KINCREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Candace Holtcamp Welch and Michael David Welch, 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, at office, this 12th day of July, 2024.

Notary Public
My Commission Expires: _____

SHIRA KINCREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025