Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240748326

Karen Johnson Davidson County
Batch # 1173436 DEEDWARR
08/23/2024 10:07:31 AM 2 pgs
Fees: $13.00 Taxes: $1,248.75

20240823-0064881

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $337,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of August, 2024.

Notary Public
My Commission Expires: Oct. 27, 2025

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Welsh Investment Partners, GP and SM Development, GP 204 Timberline Ct Franklin, TN 37069	New Owner 204 Timberline Ct Franklin, TN 37069	Tax Parcel ID No. 083 04 0 126.00

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, **Rhonda Abele, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Welsh Investment Partners, GP, as to a 50% undivided interest and SM Development, GP, as to a 50% undivided interest** ("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. 4, on the Plan of PORTER HEIGHTS, SECTION SIX, which is of record in Plat Book 2330, Page 161, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rhonda Abele, unmarried, by Warranty Deed from Hollace McKinley and wife, Myrna McKinley, of record in Instrument No. 20031020-0154743, in the Register's Office of Davidson County, Tennessee, dated October 09, 2003, and recorded on October 20, 2003.

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 PORTER HEIGHTS, SECTION SIX, as recorded in Plat Book 2330, Page(s) 161.

This is improved property located at 1226 Preston Dr Nashville TN 37206

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 21st day of August, 2024.

Rhonda Abele

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rhonda Abele, 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 21st day of August, 2024.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024