Name and Address of New Owner:
Stephen Mark Welbourn
3121 Shady Tree Lane
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1197057 DEEDWARR
10/23/2024 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20241023-0082343

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 150140C00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christine Toler, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen Mark Welbourn, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 259 on the Final Plat of Fawn Crossing (formerly Moss), Cluster Lot Subdivision, Section One, a Planned Unit Development, as of record in Instrument No. 20070911-0108856 and Certificate of Correction in Instrument No. 20070917-0111418, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christine Toler, an unmarried woman by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, dated October 11, 2012, of record in Instrument No. 20121015-0094258, Register's Office for Davidson County, Tennessee.

This property is improved property, known as: 3121 Shady Tree Lane, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of October, 2024.

Christine Toler (SEAL)
Christine Toler

STATE OF NJ
COUNTY OF Monmouth

On this 21st day of October, 2024, before me personally appeared Christine Toler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of October, 2024.

Notary Signature
My commission expires: 05/26/2025

SVETLANA GORDOVER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 26, 2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$0.00~~ **$330,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Christine Toler
Affiant

STATE OF ~~TENNESSEE~~ NJ SG
COUNTY OF ~~DAVIDSON~~ SG Monmouth

Sworn to and subscribed before me this 21st day of October, 2024.

Notary Signature
My commission expires: 05/26/2025

SVETLANA GORDOVER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 26, 2025

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 10/21/24.

Affiant Signature

10/22/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

