WARRANTY DEED

Karen Johnson Davidson County
Batch # 1232202 DEEDWARR
01/30/2025 03 05 PM 3 pgs
Fees $18 00 Taxes $2,442 00

20250130-0007263

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED SIXTY THOUSAND AND 00/100 (660,000 00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER(S)
Joshua Brzozowski and Hannah Vansumeren (NAME)	**NEW OWNER** (NAME)	**033 00 0 147.00**
1601 West Road Goodlettsville, TN 37072 (ADDRESS)	_____ _____ (ADDRESS)	**Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212** FILE #: B-ELAM-24-1601

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 22nd day of January, 2025, the undersigned, **KATHLEEN L. WELCH, TRUSTEE OF THE KATHLEEN L. WELCH REVOCABLE LIVING TRUST DATED AUGUST 6, 2015**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **HANNAH R. VANSUMEREN, UNMARRIED AND JOSHUA BRZOZOWSKI, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1601 WEST ROAD, GOODLETTSVILLE, TN, 37072** and more particularly described as follows·

Land in Davidson County, State of Tennessee, described as follows, to-wit

BEING A PARCEL OF LAND SITUATED IN GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL 147 00, AS SHOWN ON DAVIDSON COUNTY TAX MAP 033-00, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A 5/8" IRON PIPE FOUND IN THE NORTHERLY MARGIN OF WEST ROAD (PRIVATE) AT THE SOUTHEAST CORNER OF THE THERESA G BURSON PROPERTY AS OF RECORD IN INSTRUMENT NO. 20030626-0088629, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R O D.C., TN), SAID 5/8" IRON PIPE FOUND, ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE, WITH THE EASTERLY LINES OF THE THERESA G BURSON PROPERTY AS OF RECORD IN INSTRUMENT NO 20030626-0088629, (R O D C., TN), AND THE SAEID HAMIDY PROPERTY AS OF RECORD IN INSTRUMENT NO 20160518-0049713, (R O.D.C , TN), AND GENERALLY WITH EXISTING FENCE LINES, N06°54'28"E, 365 79' TO A 1/2" IRON ROD WITH CAP STAMPED "H H SURVEY" SET AT THE SOUTHWEST CORNER OF THE TIM TINNIN AND SHELLY TINNIN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20160104-0000507, (R.O D.C., TN), SAID 1/2" IRON ROD WITH CAP STAMPED "H H SURVEY" SET, ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE, WITH THE SOUTHERLY LINE OF THE TIM TINNIN AND SHELLY TINNIN PROPERTY AS OF RECORD IN

INSTRUMENT NO. 20160104-0000507, (R O.D C , TN), N58°17'23"E, 288 58' TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE TIMOTHY G TINNIN AND SHELLY TINNIN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20040220-0019806, (R.O D C , TN), SAID 5/8" IRON ROD FOUND, ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE WESTERLY LINE OF THE TIMOTHY G TINNIN AND SHELLY TINNIN PROPERTY AS OF RECORD IN INSTRUMENT NO 20040220-0019806, (R O D.C., TN), S06°36'45"W, 299.15' TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE SHELLY TINNIN PROPERTY AS OF RECORD IN INSTRUMENT NO 20051028-0130400, (R O D C , TN); THENCE, WITH THE WESTERLY LINE OF THE SHELLY TINNIN PROPERTY AS OF RECORD IN INSTRUMENT NO 20051028-0130400, (R O D C , TN), AND GENERALLY WITH AN EXISTING FENCE LINE, S06°39'07"W, 217.27' TO A 1/2" IRON ROD WITH CAP STAMPED "WALKER" FOUND IN THE NORTHERLY MARGIN OF AGEE ROAD AT THE SOUTHWEST CORNER OF THE SHELLY TINNIN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20051028-0130400, (R O D C , TN); THENCE, CONTINUING ON THE SAME LINE, S06°39'07"W, 15.45' TO A 1/2" IRON ROD WITH CAP STAMPED "H.H. SURVEY" SET IN THE NORTHERLY MARGIN OF WEST ROAD (PRIVATE) AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE, WITH THE NORTHERLY MARGIN OF WEST ROAD (PRIVATE), N86°36'50"W, 228 49' TO THE POINT OF BEGINNING, CONTAINING 101,927 SQUARE FEET OR 2 34 ACRES, MORE OR LESS, IN A SURVEY PREPARED BY H & H LAND SURVEYING, INC , P O. BOX 2433, SMYRNA, TENNESSEE, 37167

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN L. WELCH BY WARRANTY DEED FROM GARY WILLIAM REINKE AND WIFE BELINDA DIANN REINKE OF RECORD IN INSTRUMENT NO 20010626-0067707 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 22, 2001 AND RECORDED ON JUNE 26, 2001.

BEING THE SAME PROPERTY CONVEYED TO KATHLEEN L. WELCH, TRUSTEE OF THE KATHLEEN L. WELCH REVOCABLE LIVING TRUST, DATED AUGUST 6, 2015 BY WARRANTY DEED FROM KATHLEEN L. WELCH OF RECORD IN INSTRUMENT NO 20151222-0128884 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 06, 2015 AND RECORDED ON DECEMBER 22, 2015 AND SCRIVENER'S AFFIDAVIT RECORDED IN INSTRUMENT NO. 20200123-0008541.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following·

1. Private Road Easement and Mutual Maintenance Agreement of record in Instrument No 20250130 000 7262 in the Register's Office of Davidson County, Tennessee.
2. Any and all visible easements lying on or across the property.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 22nd day of January, 2025.

GRANTOR. KATHLEEN L WELCH REVOCABLE LIVING TRUST DATED AUGUST 6, 2015

BY: KATHLEEN L. WELCH
ITS: TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **KATHLEEN L. WELCH** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **KATHLEEN L. WELCH REVOCABLE LIVING TRUST DATED AUGUST 6, 2015** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 22nd day of January, 2025.

Notary Public

My Commission Expires

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY