THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241249571** Karen Johnson Davidson County Batch# 1249579 DEEDWARR 03/24/2025 02:03:30 PM 3 pgs Fees: $18.00 Taxes: $5,698.00 20250324-0021959	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,540,000.00. Affiant Subscribed and sworn to before me, this 20th day of March, 2025. Notary Public My Commission Expires:

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

WARRANTY DEED

Address New Owner: Robert J. Welhoelter 180 Carnavon Parkway Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 10 0 002.00

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, **Robert Russell Brewer and Mary R. Brewer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert J. Welhoelter**, **unmarried** ("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. 166 on the Plan of WEST MEADE PARK, INC., SECTION 4, of record in Plat Book 3300, Pages 68 and 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Russell Brewer and Mary R. Brewer, husband and wife, by Warranty Deed from Michele Keith and Theresa Sanford as Co-Executors of the Estate of Stanley B. Koch, and Michele Keith, individually, Theresa Sanford, individually, Deborah Noe and Rebecca Fellows, of record in Instrument No. 20161212-0129726, in the Register's Office of Davidson County, Tennessee, dated December 09, 2016, and recorded on December 12, 2016.

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 WEST MEADE PARK, INC., SECTION 4, as recorded in Plat Book 3300, Page(s) 68 and 69.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3102, Page 381.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3401, Page 611 as amended in Book 3508, Page 382 and Book 4119, Page 926.

This is improved property located at 180 Carnavon Parkway Nashville TN 37205

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 20th day of March, 2025.

Robert Russell Brewer

Mary R. Brewer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Russell Brewer and Mary R. Brewer, 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 20th day of March, 2025.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of March, 2025.

Affiant Signature
Date 3-20-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028