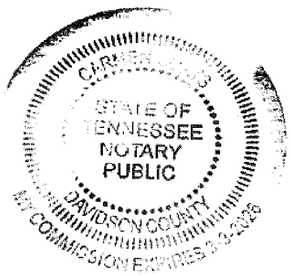
Karen Johnson Davidson County
Batch# 1281708 DEEDWARR
06/05/2025 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20250605-0044277

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $910,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2025.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nathan Z. Bagby and Allison R. Holley	GUARANTEED RATE, INC	061-04-0-093.00
4307 Brush Hill Road	1806 W CULLER AVE, STE 202	
Nashville, TN 37216	CHICAGO, IL 60613	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY M. WELDEN, TRUSTEE OF THE SECOND PATRICIA KATHLEEN WELDEN IRREVOCABLE TRUST, DATED MARCH 29, 1996**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN Z. BAGBY AND ALLISON R. HOLLEY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 4 and the North One-Half of Lot No. 3 of Block 3 on the Plan of A. J. McGaughey's second Haysboro Subdivision, as of record in Plat Book 547, Page 43, register's office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Said lot and said part of said Lot adjoin and front together 150 feet on the West side of Brush Hill Road and run back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Mary M. Welden, Trustee of the Second Patricia Kathleen Welden Irrevocable Trust Agreement dated March 29, 1996 by Warranty Deed from Phillip J. Lenoir and wife, Sandra W. Lenoir of record in Instrument No. 20210610-0077978 Register's Office for Davidson County, Tennessee, dated June 08, 2021 and recorded on June 10, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4307 Brush Hill Road, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of June, 2025.

Second Patricia Kathleen Welden Irrevocable Trust dated March 29, 1996

By: Mary M. Welden, Trustee
Mary M. Welden, Trustee

STATE OF Alabama
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary M. Welden, Trustee of the Second Patricia Kathleen Welden Irrevocable Trust dated March 29, 1996, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of June, 2025.

Notary Public

My Commission Expires: 1/15/29

CHRISTY N WILLIAMS NOTARY PUBLIC ALABAMA STATE AT LARGE

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 2. 2025.

Affiant Signature

5th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

