WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File #25-TC-1417-C

(SEAL)

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $865,000.00.

AWB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN T

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson
Batch # 1306872
08/08/2025 10:30:08 AM
Fees: $13.00 Taxes: $3,200.50

Davidson County
DEEDWARR
2 pgs

20250808-0063062

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Colin Robert Theye and Kealy Kasson Welage	NEW OWNER	
(NAME)	(NAME)	**105 01 0U 001.00**
1417 Edgehill Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ADAM BOBO, A SINGLE MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

COLIN ROBERT THEYE, UNMARRIED AND KEALY KASSON WELAGE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1417, on the plan of 1417 EDGEHILL AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151221-0128292, as amended in Instrument No. 20151223-0129401, as corrected in Instrument No. 20160113-0003584 and further amended in Instrument No. 20170417-0036609, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam Bobo, A Single Man, by Warranty Deed from Daniel R. Green, A Married Man, of record in Instrument No. 20161202-0126959, in the Register's Office of Davidson County, Tennessee, dated November 28, 2016 and recorded on December 02, 2016.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION PART OF LOTS 2 THRU 10, COTTON & MOORES SUBDIVISION, as recorded in Plat Book 4350, Page 167.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151221-0128292, amended in Instrument No. 20151223-0129401 and corrected in Instrument No. 20160113-0003584 and further amended in Instrument No. 20170417-0036609.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4220, Page 723.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 4451, Page 198.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ADAM BOBO**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250808-0063061, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **1417 Edgehill Avenue, Nashville, TN 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 7th day of August, 2025.

Adam Bobo by John Bishop, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ADAM BOBO**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ADAM BOBO**.

Witness my hand and official seal this **7th** day of **August, 2025.**

Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026