WARRANTY DEED

Karen Johnson Davidson County
Batch# 1306931 DEEDWARR
08/08/2025 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250808-0063140

State of Tennessee
County of **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of August, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-8-2028

(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ean Krenzin-Blank	**Fairway Independent Mortgage**	147-07-0-N-001.00 CO
(NAME)	(NAME)	
4353 Goins Road	**4201 Marsh Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Carrollton, TX, 75007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Morgan Welton fka Morgan Greve, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ean Krenzin-Blank and Sybil Macy, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 Unit A on the Plan of 4353 Goins Road, a Townhouse Planned Unit Development, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200820-0094182, corrected in Instrument No. 20210427-0056130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Morgan Greve, an unmarried woman, as sole ownership, by Warranty Deed from Nashville Homes, LLC, a Tennessee limited liability company, dated April 27, 2021, of record in Instrument No. 20210506-0060712, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4353 Goins Road, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*** Matthew Lee Welton, spouse of Morgan Welton fka Morgan Greve, hereby joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, if any, in the above-described tract of parcel of land.**

This conveyance is subject to the following: Taxes for the year 2025, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20200419-0044962; Restrictions of record in Instrument No. 20200820-0094182, corrected in Instrument No. 20210427-0056130; all of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 4 day of August, 2025.

Morgan Welton fka Morgan Greve

Matthew Lee Welton

State of Tennessee
County of Knox

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Morgan Welton fka Morgan Greve and Matthew Lee Welton**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Knoxville, Tennessee, this 4 day of AUGUST, 2025.

M. Candis Thompson
Notary Public
My Commission Expires: 11.22.2028

M. CANDIS THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

File No.: 39513

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **August 4, 2025**.

Affiant Signature

08/08/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 8, 2025**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

