Name and Address of New Owner:
Travis Welton and Kathryn Locke
262 Hickorydale Dr. Nashville, TN 37210
Send Tax Bills To:

Legacy Home Loans 408 Highway 76 White House, TN 37188

This Instrument Prepared By:
Carly Woodring
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 1316714 DEEDWARR
09/02/2025 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250902-0069590

Map & Parcel No: 094-12-0-016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stacie Weaver, a married woman who acquired title as Stacie Carney, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Travis Welton, and Kathryn Locke*,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Clover Nook, of record in Plat Book 2900, Page (s) 51 and 52, 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 Stacie Carney, a single woman by Warranty Deed from Gena Jones and Jena Whitehead, Co-Executors of the Estate of Sharon Lea Singleton Ambrose of record in Instrument No. 20180104-0001305 Register's Office for Davidson County, Tennessee, dated December 28. 2017 and recorded on January 04, 2018.

The said Sharon Singleton Whitehead Ambrose having since died on May 27, 2016, devised.

Said property to her daughters Gena Jones and Jena Whitehead by her Last Will and Testament of record in Docket No. 17P-162, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

The said Stacie Weaver, now married but did not use this as her marital residence.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

* husband and wife

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of August, 2025.

Stacie Weaver (SEAL)
Stacie Weaver

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

On this 28th day of August, 2025, before me personally appeared Stacie Weaver, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of August, 2025.

Vanessa Cortner
Notary Signature
My commission expires: 05-08-2028

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Denise Woods
Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 28th day of August, 2025.

Notary Signature
My commission expires:

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

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

True Copy Certification

I, **Denise Woods,** 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 28 day of August, 2025.

Denise Woods
Affiant Signature
Date 8-28-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of August, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

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