Karen Johnson Davidson County
Batch# 1316731 DEEDWARR
09/02/2025 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,099.75
20250902-0069612

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $567,500.00.

Kirsten Virden
Affiant

Subscribed and sworn before me this the 27th day of August, 2025.

Rachel Marie Collins
Notary Public
My commission expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
FOREST SCOTT ROBINSON AND JEANINE C. ROBINSON 2109 Brookview Dr. Nashville, TN 37214	LEGACY HOME LOANS LLC DBA STEADFAST MTG 408 HWY 76 WHITE HOUSE TN 37168	084-10-0 064.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFFREY DAVID WELCH AND WIFE, DEBORA DANIEL WELCH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FOREST SCOTT ROBINSON AND JEANINE C. ROBINSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 89, on the Plan of Section Two, Donelson Meadows, of record in Plat Book 2133, Pages 100 and 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffrey David Welch and wife, Debora Daniel Welch, by deed dated 07/14/2004, from Garrett T. Cowsert and wife, Teresa Dickerson Cowsert, of record in Instrument No. 20040715-0084791, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2109 Brookview Dr., Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of August, 2025.

Jeffrey David Welch

Debora Daniel Welch

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey David Welch and Debora Daniel Welch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of August, 2025.

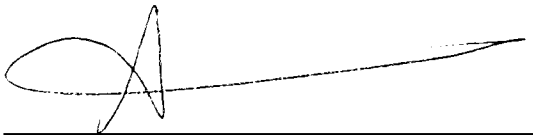
My commission expires: 6/14/2026

Notary Public



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 08/27/2025.



Affiant Signature

08/27/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 08/27/2025.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal