Karen Johnson
Batch # 1336414
10/21/2025 02 33 47 PM
Fees $13 00 Taxes $1,813 00
Davidson County
DEEDWARR
2 pgs
20251021-0083882

**Prepared by ~~and Return to:~~**
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 490,000.00

Affiant

Subscribed and Sworn before me this 17 day of October, 2025

Notary Public
My commission expires 1-22-29

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp January 22 2029
COUNTY OF DAVIDSON

| ADDRESS OF NEW OWNER | SEND TAX BILLS DUE· | TAX INFORMATION· |
|---|---|---|
| David Eugene Welch<br>378 Rio Vista Drive, ~~Nashville~~ Madison, TN 37115 | New Owner | Map/ Parcel 043-07-0-098 |

## 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, **Mitzelfeld Homes LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David Eugene Welch,** "the Grantee," the following described real estate in Davidson County, Tennessee

*Being a tract or parcel of land located in Davidson County, Tennessee, said tract being part of the same property conveyed to James S Sweeney, Jr and James S Sweeney II by deed as evidenced in Instr #20061010-0126005, R O D C , being Lot 46, Block A, as shown on the plan of Eller and VanDiver's Subdivision of p/o Lot 10 of the Anderson Estates, not of record, and being more particularly described as follows*

*Beginning at a point located on the easterly Right-of-Way line of Rio Vista Drive, said point being the southwesterly corner of property (Lot 47) conveyed to James S Sweeney, Jr and James S Sweeney II| by deed as evidenced in Instr #20061010-0126005, R 0 D C , and being the northwesterly corner of the herein described tract, Thence, with the above described Sweeney property N 65 deg 47 min 00 sec E, passing an existing iron pin near the top of the bluff, a total distance of 164 94 feet to a point, Thence, along the westerly bank of the Cumberland River S 24 deg 12 min 30 sec E, approximately 50 00 feet to a point, Thence, with the northerly line of property (Lot 45) conveyed to Jim Sweeney Construction, Inc , a Tennessee corporation, by deed of record in Book 8040, Page 739, R O D C , S65 deg 47 min 00 sec W, passing an existing iron pin near the top of the bluff, a total distance of 164 94 feet to an iron rod (old), Thence, with the easterly Right-of-Way line of Rio Vista Drive N 24 deg 13min 00 sec W, 50 00 feet to an iron rod (old) and the point of beginning Containing approximately 0 19 acre, being the same more or less*

*BEING a portion of the same property conveyed to Jason Kleve and Dewayne Beard by Warranty Deed from James S Sweeney Jr, and James S Sweeney II of record in Instrument No 20180618-0058105 Register's Office for Davidson County, Tennessee, dated June 13, 2018 and recorded on June 18, 2018*

*FURTHER being the same property conveyed to Mitzelfeld Homes, LLC, a Tennessee limited liability company by Deed from Jason Kleve and Dewayne Beard, dated Match 4, 2024 and recorded March 22, 2024 of record in Instrument No 20240322-0019947, in the Register's Office of Davidson County, Tennessee*

*This conveyance is subject to all matters shown on the Plan of record in Plat Book 1130, Page 37, Restrictions of record in Book 1286, Page 574, Amended in Book 1371, Page 353 and Book 7359, Page 219, Flowage Easement of record in Book 2270, Page 447, Transmission Line Easement of record in Book 1196, Page 207, Agreement for Dedication of Easement for sanitary sewer and/or storm drainage, water mains, pumps and appurtenances in Instrument No 20210729-0101887, all of the Register's Office of Davidson County, Tennessee*

This is [ X ] improved [ ] unimproved property known as 378 Rio Vista Drive, ~~Nashville~~ MADISON, TN 37115

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, (e) all matters referenced in any master deed and by-laws, and (f) all applicable government and zoning regulations

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 17 day of ~~September~~ October, 2025

Mitzelfeld Homes LLC, a Tennessee Limited Liability Company

By _____
Ian Mitzelfeld

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Emma Nieman of the state and county mentioned, personally appeared Ian Mitzelfeld of Mitzelfeld Homes LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Ian Mitzelfeld of Mitzelfeld Homes LLC, the within named bargainor, a Limited Liability Company, and that such Ian Mitzelfeld of Mitzelfeld Homes LLC as such member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Ian Mitzelfeld, Sole member.

Witness my hand and seal, this 17 day of ~~September~~ October, 2025

Emma Nieman
Notary Signature
My commission expires
03/17/2029

EMMA NIEMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
03/17/2029
COUNTY OF RUTHERFORD

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
F #: B-ELAM-25-378