WARRANTY DEED

Karen Johnson
Batch # 1366140
01/06/2026 11:13:36 AM
Fees: $13.00 Taxes: $2,460.50

Davidson County
DEEDWARR
2 pgs

20260106-0000925

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. BC-25-542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: February 21, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Todd Wellons and Dana Wellons		
(NAME)	(NAME)	061-04-0-124.00
1400 Haysboro Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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/WE, **LISA MARIE TRAMPOSH, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM TODD WELLONS AND DANA PIER WELLONS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, 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 known as part of the northeasterly part of Tract 3 of the McGaughey's Lands, not of record, shown as an unnumbered tract on the Plan of A.J. McGaughey's Second Haysboro Subdivision, as of record in Book 547, page 43, Registers Office for Davidson County, Tennessee, described according to a survey by Richard B. Omohundro, dated November 20, 1971, as follows:

Beginning at the southeasterly corner of the intersection of Haysboro Avenue and Tanglewood Drive; thence with the margin of said Avenue, easterly 150 feet to an iron pin, being the property now or formerly owned by Max Shaver, of record in Book 4112, page 593; thence along his westerly line, southerly 166 feet to an iron pin in the property now or formerly owned by Kirk Robinson, by deed of record in Book 2336, page 517; thence along his line, westerly 167 feet to an iron pin in the easterly margin of Tanglewood Drive; thence with the margin of same, northwardly 150 feet to the point of beginning.

Being the same property conveyed to Lisa Marie Tramposh A/K/A Lisa Tramposh, a single woman by Warranty Deed from Tammy Lefever, a single woman of record in Instrument No. 20210806-0106484 Register's Office for Davidson County, Tennessee, dated August 05, 2021 and recorded on August 06, 2021.

This is property more commonly known as 1400 Haysboro Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, 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 5th day of January, 2026.

Lisa Marie Tramposh by Ryan Lux attorney in fact

Lisa Marie Tramposh, by Ryan Lux
Her 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, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Lisa Marie Tramposh,** and that this instrument was executed on behalf of the said **Lisa Marie Tramposh** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 20260106-0001923, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 5th day of January, 2026.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029