WARRANTY DEED

Karen Johnson Davidson County
Batch# 1416663 DEEDWARR
05/06/2026 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260506-0040716

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-18-2028

(AFFIX SEAL)

JOHN MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Haley Welsh	Legacy Home Loans	095-03-0-057.00
(NAME)	(NAME)	
2306 Sweetwood Road	408 Hwy 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle Gossett Lasley, a married woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Haley Welsh and Michael Welsh, wife and husband,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 116 on the Plan of Merry Oaks of record in Plat Book 1835, Page 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Sweetwood Road, the common corner of Lots 115 and 116, thence with the line between said lots, Northerly 176.3 feet to a point in the South line of Lot 6; thence with the South line of Lots 6 and 7, Easterly 93 feet to the common Northerly corner of lots 116 and 117, thence with the line between said lots, Southerly 185.1 feet to the Northerly margin of Sweetwood Road; thence with the margin of said road, Westerly, passing a concrete monument at 94 feet, in all 99 feet to the beginning.

Being the same property conveyed to John M. Gossett and wife, Ramona O. Gossett by Warranty Deed from Ruth S. Hasting, a single person, John Hasting, married, and Barbara Mitchell, married, dated 07/30/2005, of record in Instrument No. 20050803-0090794, Register's Office for Davidson County, Tennessee.

The said John M. Gossett died on 12/27/2019, leaving the said Ramona O. Gossett the sole surviving tenant by the entirety.

The said Ramona O. Gossett died testate on 12/28/2021, devising subject property to Michelle Gossett Lasley, Jon Gavin Gossett and Jeremy Wade Gossett, as evidenced in File No. 22P432, Probate Court Clerk's Office for Davidson County, Tennessee.

The said Jon Gavin Gossett died testate on 01/12/2022, devising subject property to Leif Pilkerton, Executor of the estate of Jon Gavin Gossett, Deceased, as evidenced in File No. 22P916, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle Gossett Lasley, married by Executor's Deed from Michelle Gossett Lasley and Jeremy Wade Gossett, Co-Executors of the estate of Ramona Oakley Gossett. Deceased, and Leif Pilkerton, Executor of the estate of Jon Gavin Gossett, Deceased, dated 04/06/2023, of record in Instrument No. 20230411-0026269, Register's Office for Davidson County, Tennessee.

This property has not nor has ever been the primary marital residence of the Grantor.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 2306 Sweetwood Road, 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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of May, 2026.

Michelle Gossett Lasley

Michelle Gossett Lasley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Gossett Lasley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of May, 2026.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

I, Kirsten Virden, 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 05/05/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/05/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 05 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

