Karen Johnson Davidson County
Batch# 1445490 DEEDWARR
07/13/2026 12:00:30 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20260713-0062953

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9452-TM

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of July, 2026.

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 7/23/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
SV and MS, LLC 7829 Lovain Drive Corpus Christi, TX 78414	New Owner	104 02 4B 423.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kory Welch and Melinda Welch, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **SV and MS, LLC, a Texas Limited Liability Company** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 423 of BRISTOL WEST END, a Condominium Development Established Pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed Establishing BRISTOL WEST END, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the by-laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said unit being depicted on Exhibit "C" to said Master Deed: together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187, Instrument No. 20170316-0025728, Instrument No. 20170816-0083852, Instrument No. 20171208-0125448, Instrument No. 20180213-0014078, Instrument No. 20181214-0121640, Instrument No. 20190318-0024128, Instrument No. 20190624-0060657, Instrument No. 20210304-0028708, Instrument No. 20240508-0033866, Instrument No. 20240521-0037809, Instrument No. 20250304-0016028 and Instrument No. 20251028-0085478, said Register's Office.

Being the same property conveyed to Kory Welch and Melinda Welch, husband and wife, by Warranty Deed from William J. Bonney, Unmarried, of record in Instrument No. 20231013-0080208, in the Register's Office of Davidson County, Tennessee, dated October 10, 2023 and recorded on October 13, 2023.

This is improved property located at: **3000 Vanderbilt Place, #423, Nashville, TN 37212**

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 **July 10, 2026**.

Affiant Signature

07/13/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **July 13, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY