Karen Johnson Davidson County
Batch# 232934 DEEDWARR
05/21/2019 03:00:29 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20190521-0048027

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $185,000.00 Affiant Subscribed and sworn to before me, this the 20th day of May, 2019. Notary Public My commission expires: 5-3-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kyle Tate Jonathan Annis	THE MORTGAGE FIRM	05209004000
1129 Goldilocks Street	921 DOUGLAS AVE #200	
Madison, TN	ALTAMONTE SPRINGS, FL 32714	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DUNE BAYDOUN, UNMARRIED AND LINDSEY FREITAS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE TATE, AN UNMARRIED MAN AND JONATHAN ANNIS, AN UNMARRIED MAN**, AS JOINT TENANTS WITH RIGHTS OF **SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 27 on the Plan of Subdivision of Lots No. 20, 21, 24 and 25 of Montague Subdivision of record in Plat Book 843, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Homer Lee Watkins and Sandra Kay Thompson by Warranty deed from Nathan L. Fry and wife, Martha M. Fry of record in Book 5343, page 815, Register's Office for Davidson County, Tennessee, dated September 25, 1978 and recorded on September 29, 1978.

Being the same property conveyed to Peter Weiss, Trustee, and further conveyed to Homer Lee Watkins and wife, Sandra Kay Thompson Watkins by Quitclaim deed from Homer Lee Watkins and Sandra Kay Thompson Watkins of record in Book 5358, page 249, Register's Office for Davidson County, Tennessee, dated November 1, 1978 and recorded on November 1, 1978.

Homer Lee Watkins died July 18, 2018. His last will and testament was probated at Docket No. 18P1555, James Lee Watkins was named Executor of the Estate and James Lee Watkins, Paul Matthew Watkins and Angela Kay Watkins named as his devisees.

Being the same property conveyed to Dune Baydoun and Lindsey Frietas, as Joint Tenants with right of survivorship by Warranty deed from James Lee Watkins, Executor of the Estate of Homer Lee Watkins, deceased, and James Lee Watkins, Paul Matthew Watkins and Angela Kay Watkins, as the only devisees under the Last Will and Testament of Homer Lee Watkins under Case No. 18P1555 in the Probate Court of Davidson County, Tennessee of record in Instrument No. 20181129-0116330 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 29, 2018.

Being also known as 1129 Goldilocks St. Madison, Tennessee 37115.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1129 Goldilocks Street Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of May, 2019.

Dune Baydoun

Lindsey Freitas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dune Baydoun and Lindsay Freitas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 20th day of May, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021