Box 14
32365-4

WARRANTY DEED

Karen Johnson Davidson County
Batch# 278267 **DEEDWARR**
09/03/2019 09:27:18 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20190903-0088221

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 7/3/2023

(AFFIX SEAL)

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vanessa Tseng	LoanDepot.com, LLC	105-01-0-584.00
(NAME)	(NAME)	
104 Marshall Ct.	P.O. Box 5710	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Chicago, IL 60680-5681	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Diane L. Watson, a single woman, (aka Diane B. Watson)** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Vanessa Tseng, an unmarried woman,** hereinafter called the GRANTEES, 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. 6 on the plan of Revised, Section Ninety-Eight, Edgehill Estates, of record in Book 4860, Page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 6, which is a corner lot, fronts 65.00 feet on the westerly margin of a proposed alley; fronts 68.90 feet on the northerly margin of Marshall Court, said frontages being joined by a curve having a length of 17.64 feet, and extends back 72.5 feet on the northerly line and 100 feet on the westerly line to a point of intersection.

BEING the same property conveyed to Rickie Watson and wife, Diane B. Watson by Deed dated May 29, 1987, from Metropolitan Development and Housing Agency of record in Book 7262, Page 674, Register's Office for Davidson County, Tennessee. Ricky Watson aka Rickie Watson and Diane Lynn Watson aka Diane B. Watson having since divorced by Final Order of Divorce dated September 5, 1990, filed of record in the Probate Court for Davidson County, Tennessee, No. 90-D-1345. Pursuant to said Final Order of Divorce said property was vested in Ricky Watson and Diane Lynn Watson, as Tenants-in-Common with right of survivorship. Rickie Watson aka Ricky Watson died on August 27, 2002, and said property vested in Diane Lynn Watson aka Diane B. Watson, surviving joint tenant. For further reference see the Final Order of Divorce filed in the Probate Court for Davidson County, Tennessee, No. 90-D-1345, filed of record in Instrument No. 20190902-0088220, Register's Office for Davidson County.

Diane B. Watson and Diane L. Watson are one and the same person.

unimproved ☐

This is improved ☑ property, known as 104 Marshall Ct., Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 30th day of August, 2019.

Diane L. Watson

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane L. Watson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2019.

Notary Public
My Commission Expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

File No.: 20192164