# WARRANTY DEED

Karen Johnson Davidson County
Batch# 334232 DEEDWARR
12/26/2019 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,614.53
20191226-0132814

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $976,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF DECEMBER 2019.

Notary Public

MY COMMISSION EXPIRES: February 20, 2023
(AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**The Closing Company Title & Escrow LLC**
**8005 Church Street E, Ste 219**
**Brentwood, TN 37027**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| **Kent Ellis Watts &** **Dorraine Day Watts** | New Owner | **104-01-0-201.00** |
| (NAME) **144 39th Avenue North** | (NAME) | |
| (ADDRESS) **Nashville, TN 37209** | (ADDRESS) | |
| (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, **ASPEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENT ELLIS WATTS AND DORRAINE DAY WATTS, HUSBAND AND WIFE**, 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. 87 on the Plan of West Grove Subdivision of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Aspen Construction, LLC, a Tennessee limited liability company by Warranty Deed from David R. Brandon, Jr., Ronald R. Brandon, James E. Brandon, Steven D. Brandon, and Johnny Booher, Heirs at Law of Edwin N. Brandon joined by David R. Brandon, Jr., Administrator of the Estate of Edwin R. Brandon, executed March 8, 2019, recorded Mary 12, 2019 as Instrument Number 20190312-0022173, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **144 39th Avenue North** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37209** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2019 real property taxes have been paid, prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Plat Book 421, page 109, said Register's Office; (c) Restrictions of record in Instrument No. 20190426-0038723, said Register's Office.

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.

**RETURN TO**
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File #556163

**Witness my hand this** 23rd day of December 2019.

**Aspen Construction, LLC**

**By:**
**John Zelenak, President**

**ACKNOWLEDGMENT**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared John Zelenak, with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of Aspen Construction, LLC, the within named bargainor, a Tennessee limited liability company, and that as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal at Brentwood, Tennessee, this 23rd day of December 2019.

Pam McBroom
Notary Public

My Commission Expires: 7/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

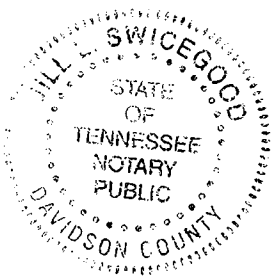
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 


Notary Public

My Commission Expires: July 9, 2022

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