Karen Johnson Davidson County
Batch# 340274 DEEDWARR
01/08/2020 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $728.90
20200108-0002608

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF January, 2020

Notary Public

MY COMMISSION EXPIRES: 4/9/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Waddell	Cardinal financial	
(NAME)	(NAME)	
2849 Teakwood Dr.	3701 Arco Corporate Dr. Ste 200	096 10 0 079.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Charlotte NC 28273	
(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, WE, **TERESA ANN WATSON, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SARAH WADDELL, 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. 240 on the Map of Cloverhill, Section VI, as of record in Book 2133, Page 89, Register's Office for said County, described as follows:

Beginning at a point in the Southerly margin of Teakwood Drive, the common corner of Lots Nos. 240 and 239 on said Plan; thence Southerly with the line between said Lots, 165.2 feet to a point, the common rear corner of said lots and being a point in the Northerly line of Lot No. 275 on said Plan; thence Easterly with the line between Lots Nos. 240 and 275, 120 feet to a point in the Westerly margin of Colfax Drive; thence Northerly with the Westerly margin of Colfax Drive, 142.6 feet to a point, the beginning of a curve; thence around said curve, Northwesterly, said curve having a radius of 20 feet, 31.42 feet to a point in the Southerly margin of Teakwood Drive; thence Westerly with the Southerly margin of Teakwood Drive, 100 feet to the point of beginning.

Being the same property conveyed to Ernest Herbert Martin and wife, Marie Martin, by Warranty Deed from Margaret C. Williams, unmarried, of record in Book 4026, Page 155, in the Register's Office of Davidson County, Tennessee, dated June 10, 1966 and recorded on June 15, 1966.

Being the same property conveyed to Patricia Marie Johnson and Teresa Ann Watson, as tenants in common with right of survivorship, by Quit Claim Deed from Ernest Herbert Martin and wife, Marie Martin, of record in Instrument No. 20070216-0019848, in the Register's Office of Davidson County, Tennessee, dated February 9, 2007 and recorded on February 16, 2007.

Being the same property conveyed to Teresa Ann Watson, by Quit Claim Deed from Patricia Marie Johnson, of record in Instrument No. 20120105-0001021, in the Register's Office of Davidson County, Tennessee, dated December 29, 2011 and recorded on January 5, 2012.

Ricky L. Watson joins in to convey any marital interest he may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2849 Teakwood Dr., Nashville, TN 37214

(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 hand this 6th day of January, 2020

Teresa Ann Watson

TERESA ANN WATSON

Ricky L. Watson

RICKY L. WATSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Ann Watson and Ricky L. Watson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January, 2020.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)