Karen Johnson Davidson County
Batch# 568777 DEEDWARR
02/04/2021 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $732.60
20210204-0016569

WARRANTY DEED

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Isaac Watts, Mimi Watts, James Watts	CrossCountry Mortgage, LLC	162-05-OC-039.00
(NAME)	(NAME)	
5515 Country Drive, Unit 39	6850 Miller Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Norma Jean Boshears, a single person hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Isaac Watts, a single man, Mimi Watts and James Watts, wife and husband, as tenants in common with right of survivorship hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 39 on the Plan of Hickory Valley Condominiums, according to the Master Deed of record in Book 4521, Page 574, as amended in Book 5001, Page 394, said Register's Office, and Plan in Book 4460, Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Norma Jean Boshears, a single person by Deed from J.J. Boshears, et ux, Charlotte Boshears, dated 11/10/1988 and recorded 11/17/1988, of record in Book 7706, Page 127, Register's Office for Davidson County, Tennessee.

James Joseph Boshears executed this instrument on behalf of Norma Jean Boshears pursuant to a Power of Attorney of record in Instrument Number 20210120-0008826, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5515 Country Drive, Unit 39, Nashville, TN 37211
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day of January, 2021.

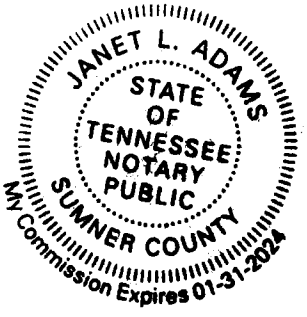
Norma Jean Boshears By James Joseph Boshears, Attorney in Fact

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 James Joseph Boshears with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Norma Jean Boshears as her Attorney in Fact as the free act and deed of the within named Norma Jean Boshears.

Witness my hand and Official seal this 29th day of January, 2021.

Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Brenda Shelby, 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.

Brenda Shelby
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Deborah Rand, a notary public for this county and state, Brenda Shelby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/22/21

