Karen Johnson Davidson County
Batch# 588568 DEEDWARR
03/10/2021 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20210310-0031300

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allison Fuchs and Matthew Skinner	LoanDepot.com, LLC	Parcel ID: 034 14 0A 030.00
(NAME)	(NAME)	
736 Maylene Drive	26642 Towne Centre Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Ralph Watkins and Kristen Watkins, husband and wife and Connie Kolosey, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allison Fuchs and Matthew Skinner**, 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:

Being Lot No. 30, Final Cluster Plat of Cumberland Bend, as shown on plat of record in Instrument No. 20091231-0118971, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Connie I. Kolosey, a single person, by Warranty Deed from Advanta IRA Services, LLC FBO Ralph B. Watkins IRA #8003844 as to 40%, Advanta IRA Services, LLC FBO Kristen W. Watkins IRA #8003843 as to 40%, of record in Instrument No. 20190517-0046745, in the Register's Office for Davidson County, Tennessee, dated May 16, 2019 and recorded May 17, 2019, leaving a 20% interest in Ralph Watkins and Kristen Watkins individually.

Being the same property conveyed to from Advanta IRA Services, LLC FBO Ralph B. Watkins IRA #8003844 as to 40%; Advanta IRA Services, LLC FBO Kristen W. Watkins IRA #8003843 as to 40% and Ralph Watkins and Kristen Watkins, individually as to 20%, by Warranty Deed from M. R. Stokes, a married man, of record in Instrument No. 20190307-0020946, in the Register's Office of Davidson County, Tennessee, dated March 1, 2019

and recorded on March 7, 2019.

Being the same property conveyed to M. R. Stokes by Trustee's Deed from Jerry P. Spore, Trustee, of record in Instrument No. 20091102-0100813, in the Register's Office of Davidson County, Tennessee, dated October 26, 2009 and recorded on November 02, 2009.

Being the same property conveyed to Tyree's General Contractors, LLC by Warranty Deed from Billy Gene Smith, of record in Instrument No. 20050708-0079521, in the Register's Office of Davidson County, Tennessee, dated July 1, 2005 and recorded on July 8, 2005.

Being the same property conveyed to Tyree General Contractors, LLC by Warranty Deed from Jean S. Nicholas, of record in Instrument No. 20050706-0077489, in the Register's Office of Davidson County, Tennessee, dated June 30, 2005 and recorded on July 6, 2005.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 736 Maylene Drive, Madison, TN 37115

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 our hands this 1 day of March, 2021

Ralph Watkins

Kristen Watkins

Connie Kolosey by Ralph Watkins, as Attorney-in- Fact

by Ralph Watkins

STATE OF Tennessee

COUNTY OF Johnson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ralph Watkins and Kristen Watkins, husband and wife and Connie Kolosey, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of March, 2021.

Notary Public

My Commission Expires: 3 · 28 · 2022

(SEAL)

JOHN FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CARTER

My Commission Expires
March 28, 2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY