This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 614410 DEEDWARR
04/14/2021 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,871.20
20210414-0049673

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $776,000.00.

Affiant

Subscribed and sworn before me this the 13th day of April, 2021.

Notary Public
My commission expires: 1/3/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ryan W. Watt 460 Cumberland Place Nashville, TN 37215	New owner	131-06-0H 049.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOE D. COLLIER AND JOY DAVIS COLLIER, both unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **RYAN W. WATT AND AUDRA B. WATT, joint tenansts with rights of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Resubdivision of Lots 49, 50, 51, 52, 53 and 54, of Villages of Cherry Glen, Phase 3, a Planned Unit Development, of record in Plat Book 8250, Page 840, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joe D. Collier and Joy Davis Collier, a Married Couple, as Tenants by the Entirety with the Right of Survivorship, by Quitclaim Deed dated 03/30/2017, from Joe D. Collier and Joy Collier, husband and wife, of record in Instrument No. 20170405-003307, Register's Office for said County.

Also being the same property conveyed to Joe D. Collier and Joy Collier, husband and wife, by Quitclaim Deed dated 01/06/2016, from Joe Collier, of record in Instrument No. 20160106-0001242, Register's Office for said County.

Also being the same property conveyed to Joe Collier, unmarried, by Warranty Deed dated 02/08/2008, from Joy L. Davis, unmarried, of record in Instrument No. 20080208-0013170, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 460 Cumberland Place, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 13th day of April, 2021.

Joe D. Collier

Joy Davis Collier

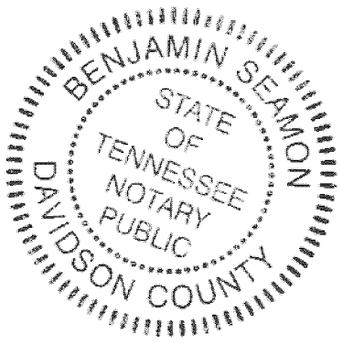
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joe D. Collier and Joy Davis Collier**, with whom I am personally acquainted. or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2021.

My commission expires: 9-6-22

Notary Public



True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

