Karen Johnson Davidson County
Batch# 624615 DEEDWARR
04/28/2021 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20210428-0056827

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214831 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$429,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 27th day of April, 2021. Notary Public My Commission Expires: 6-26-21

WARRANTY DEED

THIS INDENTURE, made this 27th day of April, 2021, among:

LESLIE HAY AND CINDY HAY-HEMBY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DAVID J. WATSON AND BONNIE J. WATSON, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain tractor parcel of land in county, state of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 76 on the Condominium Site Plan, Phase IV, Hearthstone Manor, of record in Book 6250, page 990 and amended in Book 6200, page 642, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Columbus P. Hay and wife, Gloria Hay by Warranty Deed from Radnor Homes, Inc. of record in Book 7712, Page 731, Register's Office for Davidson County, Tennessee, dated November 17, 1988 and recorded on November 28, 1988. (Value or consideration shown in aforementioned deed $152,980.00.)

Columbus P. Hay became deceased on March 17, 2019, vesting Gloria Hay as surviving tenant. Gloria Hay became deceased on December 12, 2020. She is survived by daughters Leslie Hay and Cindy Hay-Hemby by Affidavit of Heirship of record in Instrument No. _____202104280056826_____, said Register's Office.

Being also known as 216 Hearthstone Manor Ln., Brentwood, Tennessee 370274326.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Leslie Hay

Cindy Hay-Hemby

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Leslie Hay and Cindy Hay-Hemby**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of April, 2021.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: David J. Watson and Bonnie J. Watson
Address: 216 Hearthstone Manor Lane
City, State, Zip: Brentwood, TN 37027-4326

Responsible Party For Taxes:

Name: NEW OWNER
Address:
City, State, Zip:

Tax ID: 160-15-0A-076.00-CO

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY