Karen Johnson Davidson County
Batch# 626107 DEEDWARR
04/30/2021 09:19:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210430-0058017

Prepared by and return to:
WISEMAN BRAY PLLC
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 146 10 0 021.00

# WARRANTY DEED

| Property Address & New Owner: | * | Mail Tax Statement to: |
|---|---|---|
| DAVID R. WATTS or | * | David R. Watts |
| VICKI L. WATTS, Trustees of the | * | Vicki L. Watts |
| WATTS REVOCABLE LIVING TRUST | * | 5029 Franklin Pike |
| 5029 Franklin Pike | * | Nashville, TN 37220 |
| Nashville, TN 37220 | * | |

The GRANTORS, **DAVID R. WATTS and wife, VICKI L. WATTS,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

**DAVID R. WATTS or VICKI L. WATTS, Trustees of the WATTS REVOCABLE LIVING TRUST, dated April 20, 2021**

The WATTS REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, TN, being Lot No. 21 on the Plan of Fieldcrest Estates, of record in Book 2331, Page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to DAVID R. WATTS and wife, VICKI L. WATTS, by Warranty Deed of record at Deed Book 11179, Page 262 in the Register's Office of Davidson County, Tennessee.
>
> Subject to Restrictions in Book 2542, Page 219, Book 2753, Page 631; Easements in Book 7765, Page 522, Book 7853, Page 203; all matters on the plan of record.
>
> This description is the same used in the previous deed of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 20th day of April, 2021, by the undersigned.

**DAVID R. WATTS**

**VICKI L. WATTS**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DAVID R. WATTS** and **VICKI L. WATTS,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 20th day of April, 2021.

NOTARY PUBLIC

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-18-2025

My Commission Expires: _____

**THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

**AFFIANT**

Subscribed and sworn to before me this 20th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: _____

