ADDRESS NEW OWNER: Anjanette B. Ridley
Joel Ridley
4712 Sterling Cross
Nashville, TN 37211

SEND TAX BILL TO: New Owners at Property Address

Karen Johnson Davidson County
Batch# 670123 DEEDWARR
07/02/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20210702-0089937

MAP-PARCEL NOS. 172140B20400CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gabriel A. Watson and Katie H. Watson, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Anjanette B. Ridley and Joel Ridley** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 204 on the Cluster Lot Development of Winfield Park, Phase 1, Section 2, Revision 2, of record in Instrument Number 20010313-0024087, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gabriel A. Watson and Katie H. Watson, husband and wife, from Bryan J. Phillips and May J. Phillips, husband and wife, from Warranty Deed recorded on March 30, 2015, in Instrument No. 20150330-0027010, Register's Office for Davidson County, Tennessee.

Said property is being conveyed "AS-IS".

This is property with a common address of 4712 Sterling Cross, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions, in Book 11113, Page 691; Instrument No. 20001211-0122000; and Instrument No. 20020520-0061426, said Register's Office.(4) Resolution Establishing The Architectural Review Committee of Winfield Park HOA in Instrument No. 20160211-0013422, said Register's Office.(5) By-Laws in Book 11113, Page 717, said Register's Office.(6) Easement Agreement in Book 11124, Page 852, said Register's Office.(7) Ingress Egress to cemetery (on acreage) of record in Book 11357, Page 909, said Register's Office.(8) Subject to rights of parties entitled thereto to keep therein the bodies and remains of deceased persons not interred thereon. Further, subject to the rights of said parties for ingress and egress to said cemetery.(9) Easement to Bellsouth Telecommunications in Book 11628, Page 204, said Register's Office.(10) Ingress Egress Easement and Cross Use Agreement in Book 5552, Page 857, said Register's Office.(11) Quitclaim Deed to Homeowners Association for open space of record in Instrument No. 20020515-0059530, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June 2021.

Gabriel A. Watson

Katie H. Watson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Gabriel A. Watson and Katie H. Watson, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June 2021.

MARY KATHRYN CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-7-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $595,000.00.

Affiant

Subscribed and sworn before me this 30th day of June 2021.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/08/2022

File No. 2106-130

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/21.

Date

Affiant Signature

6/30/21
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2021.

Notary's Signature

My Commission Expires: 1-6-25
Date

Notary's Seal (if on paper)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY