WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 370,000.00 **Anna Maggard, Affiant** SWORN TO AND SUBSCRIBED BEFORE ME, THIS 25th DAY OF AUGUST, 2021 **Todd H. Hancock, Notary Public** MY COMMISSION EXPIRES: 3-8-22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 709657 DEEDWARR
09/03/2021 08:51:17 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20210903-0118685

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Ferraro Hancock & Associates, PLLC
Todd H. Hancock, Esquire
2209 Crestmoor Road, Suite 210
Nashville, Tennessee 37215

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gwendolyn C. Watson **1356 Crown Point Place** **Nashville, TN 37211**	**New Owner**	161-06-0A-195.00-CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANNA MAGGARD, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GWENDOLYN C. WATSON, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Unit 195 on the plan of Oakhill Townhomes, Phase 3, Lot3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20110427-0032245 Register's Office for Davidson County, Tennessee, dated April 25, 2011 and recorded on April 27, 2011. (Value of consideration shown in

aforementioned deed $160,500.00). Being also known as 1356 Crown Point Place, Nashville, Tennessee, 37207.

Being the same property conveyed to Anna Maggard by Warranty Deed recorded at Instrument No. 20150602-0051039, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property commonly known as 1356 Crown Point Place, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on this 25th day of August 2021.

SELLER:

Anna Maggard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Todd H. Hancock, a Notary Public of the State and County aforementioned, personally appeared Anna Maggard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and seal, this 25th day of August 2021.

TODD H. HANCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-8-22

RETURN TO:
Chapman & Rosenthal Title, Inc.
Attn: Holly White
10 Burton Hills Blvd. Suite 130
Nashville, TN 37215