WARRANTY DEED

Karen Johnson Davidson County
Batch# 710852 **DEEDWARR**
09/07/2021 11:01:29 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210907-0119450

JM-BMK-21-114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.20.24
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Perry Michael Kessler	**NEW OWNER**	
(NAME)	(NAME)	**119-15-0-139.00**
114 Neese Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JESSIE ROXANNE WATTS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PERRY MICHAEL KESSLER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Neese Heights of record in Plat Book 1424, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 100 feet on the Northerly side of Neese Drive and runs back 174.74 feet on the Easterly line and 174.91 feet on the Westerly line, to a dead line on which it measures 100 feet.

Being the same property conveyed to Jessie Roxanne Watts, unmarried woman by Warranty deed from Steve E. Douglas and Debra Louise Douglas, husband and wife of record in Instrument No. 20160113-0003747 Register's Office for Davidson County, Tennessee, dated January 12, 2016 and recorded on January 13, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 1424, Page 114, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 1762, Page 577, in the Register's Office for Davidson County, Tennessee.
- Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 4843, Page 880, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **114 Neese Drive, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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/our hand(s) this the 2nd DAY OF SEPTEMBER, 2021.

Jessie Roxanne Watts by Alvin Larry Watts Attorney in Fact

Jessie Roxanne Watts
by Alvin Larry Watts as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alvin Larry Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JESSIE ROXANNE WATTS, and who acknowledged he/she/they executed the same as the free act and deed of the said JESSIE ROXANNE WATTS.

Witness my hand and official seal, this the 2nd of September, 2021.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212