Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210937391

Karen Johnson Davidson County
Batch# 720858 **DEEDWARR**
09/21/2021 11:51:53 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210921-0126699

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2021.

Notary Public
My Commission Expires:

ASHLEY SCHADE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph M. Watson 5105 Idaho Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103 03 0 075.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Neill Adams Broderick, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph M. Watson, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of lots 23 and 24 on the Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described as follows

Beginning on the Southerly margin of Idaho, formerly 5th Avenue, at the Northwest corner of the property conveyed to Everett Green and Wife by deed from Walter B. Kee and Wife of record in Book 1306, Page 518, said register's office, said point being 190 feet West of the Westerly margin of 51st Avenue North, formerly 10th Street, as now established, thence with the Southerly margin of Idaho Avenue, Westwardly 50 feet; thence Southwardly 160 feet to the Northerly line of the property conveyed to R.L. Ezell and wife by deed from George A.L. Cook, Executor, et al, of record in Book 515, Page 530, said register's office; thence with Ezell's Northerly line Eastwardly 50 feet to the Southwest corner of said green's property; thence with the Westerly line of same, Northwardly 160 feet to the beginning.

Being the same property conveyed to Neill Adams Broderick, by Warranty Deed from McCall Kennedy Bryant now known as McCall B. Lurie and Jay Adam Lurie, as joint tenants with right of survivorship, of record in Instrument No. 20161117-0121483, in the Register's Office of Davidson County, Tennessee, dated November 15, 2016 and recorded on November 17, 2016.

Said property was never the primary marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as recorded in Plat Book 421, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1369, Page 136 and Book 2149, Page 535.

This is improved property located at 5105 Idaho Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2021.

Neill Adams Broderick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Neill Adams Broderick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2021.

Notary Public
My Commission Expires: _____

