This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $285,000.00.

Affiant

Subscribed and sworn before me this the 24th day of September, 2021.

Notary Public
My commission expires: 11/3/22

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 725294 DEEDWARR
09/28/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210928-0130215

WARRANTY DEED

Address of New Owner:
Abigail Marie Watson and
Michael Brant Watson
751 Fox Ridge Drive
Brentwood, TN 37027

Send Tax Bill to:
New owner

Tax Information:
160-14-0C 051.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHRYN GRACE BIERI, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ABIGAIL MARIE WATSON, AN UNMARRIED WOMAN, AND MICHAEL BRANT WATSON, AN UNMARRIED MAN as joint tenants with right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, and being Unit No. 751, on the Plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, pages 376 and 377, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, page 915, amended in Book 5868, page 70, said Register's Office.

Being the same property conveyed to Kathryn Grace Bieri, an unmarried woman, by deed dated 01/21/2021, from Robert Bieri, of record in Instrument No. 20210204-0016331, Register's Office for said County.

Also being the same property conveyed to Kathryn Bieri, an unmarried woman and Robert Bieri, an unmarried man, as tenants in common with right of survivorship, by deed dated 04/30/2019, from Michael E. Rambo and wife, Janet Rambo, of record in Instrument No. 20190507-0042648, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 751 Fox Ridge Drive, Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 23 day of September, 2021.

Kathryn Grace Bieri

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kathryn Grace Bieri, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of September, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Paul Soper, 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 9/23/21 (date of document).

Affiant Signature

9/27/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

