Karen Johnson Davidson County
Batch# 740477 DEEDWARR
10/21/2021 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20211021-0141226

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Thomas Ryan Nabors
Affiant

Subscribed and sworn to before me, this 18th day of October 2021.

Notary Public

My commission expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas Ryan Nabors	**ROCKET MORTGAGE, LLC.**	**175040A09600CO**
502 Yellowstone Court	1050 Woodward Ave	
Antioch, TN 37013	Detroit, MI 48226-1906	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Guerry W. Watson, Jr. and Diane G. Watson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Ryan Nabors, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 16A, Phase Two, Park Place Subdivision, a Private Element Horizontal Property Regime as described in Master Deed for Park Place Subdivision, a Horizontal Property Regime with Private Elements of record in Instrument No. 20010214-0014161, as recorded in Instrument No. 20010702-0069590, as amended in Instrument No. 20011019-0114191, as re-recorded as Instrument No. 20011212-0136927, as amended in Instrument No. 20030915-0134956, said Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Guerry W. Watson, Jr. and Diane G. Watson, husband and wife, by Warranty Deed from Brenda Sue Smith, dated February 22, 2016, of record in Instrument No. 20160222-0016909, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Assignment of Lease of record in Instrument No. 20020425-0051015, said Register's Office.

All matters as shown on the plat of record in Instrument No. 20020530-0065765, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 502 Yellowstone Court, Antioch, TN 37013.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Guerry W. Watson, Jr. Date: 10/18/21

Diane G. Watson Date: 10/18/21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Guerry W. Watson, Jr. and Diane G. Watson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October 2021, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Marie B. Leeburn, 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 10/18/21.

Date

Affiant Signature

10/18/21

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of October, 2021.

Notary's Signature

My Commission Expires: 10/2/2023

Date

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023