Karen Johnson Davidson County
Batch# 775557 DEEDWARR
12/16/2021 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20211216-0166759

This instrument prepared by:
Christopher Cantrell, Attorney At Law
1095 South Walnut Avenue
Ste C.
Cookeville, TN 38501
(931) 854-9377
2021-20217-2/

_____ above for recording information _____

WARRANTY DEED

THIS DEED, made and entered into as of **December 13, 2021** by and between **Walter L. Watson and Jo Beth Watson, husband and wife** hereinafter known as the Party of the First Part, and, **Joshua Eichel**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Property 1:
Tax ID#: Map 136 07 0, Parcel 063.00

SITUATED, LYING AND BEING in the Urban Service District of Davidson County, Tennessee and being more particularly described as follows:

BEING Lot No. 82, on the Plan of Priest Lake Park, Section Two, of record in Plat Book 4175, Page 56, 57, and 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

This conveyance is subject to Restrictions of record in Book 4317, Page 17, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 4175, Page 56, 57, and 58, said Register's Office.

Being the same property conveyed to Walter L Watson and Wife, Jo Beth Watson by Warranty Deed dated July 17, 2018 from Jenna Watson, A Single Woman, recorded July 18, 2018, in Instrument No. 20180718-0069980, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2021 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTOR(S):

Walter L. Watson

Jo Beth Watson

STATE OF TENNESSEE
COUNTY OF PUTNAM

On this 10th day of December, 2021, before me personally appeared Walter L. Watson and Jo Beth Watson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of December, 2021.

Notary Signature
My commission expires: 10-18-2022

PAIGE B. MAYERCHIK
STATE OF TENNESSEE
NOTARY PUBLIC
PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF Putnam

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$350,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Witness my hand, at office, this 10th day of December, 2021.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 10th day of December, 2021.

My commission expires: 5/2/2022

Notary Public

NAME AND ADDRESS OF PROPERTY OWNER:
Joshua Eichel
3812 Lake Aire Drive
Nashville, TN 37217

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 December 10, 2021.

Signature
Date: December 14, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 10th day of December, 2021 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD