WARRANTY DEED

Karen Johnson Davidson County
Batch# 785760 DEEDWARR
01/10/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220110-0002528

File #21-0612-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-21-2024 (AFFIX SEAL)

ASHLEY UTLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Drew Joshua Watson	New Owner	
(NAME)	(NAME)	
612 21st Avenue North, #211	109 Cloverdale Court	**092-07-0I-211-00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Hendersonville, TN 37075	
(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, **SUSAN R. LAMBRETH, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DREW JOSHUA WATSON, 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 Unit No. 211, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Susan R. Lambreth, a married woman by Warranty deed from The 1865 Condominiums, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200127-0009601 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on January 27, 2020.

The above-described property is not now nor ever has been the primary or marital residence of the grantor herein.

This conveyance is subject to:
* Taxes for the year 2021, a lien due and payable, but not delinquent.
* Plan of record in Plat Book 161, Page 66, Register's Office for Davidson County, Tennessee.
* Subdivision restrictions, building lines and easements of record in Instrument Nos. 20040929-0117201, 20160914-0096846, in the Register's Office of Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20190314-0023483, amended in Instrument Nos. 20190712-0068003, 20191007-0102697 and 20191010-0104084, Register's Office for Davidson County, Tennessee.
* Easement(s) of record in Book 1755, Page 4 in the aforesaid Register's Office.
* Declaration of Covenants, Conditions and Restrictions and Covenants for Stormwater Facilities and Systems, of record at Instrument No. 20180228-0018696, in the aforesaid Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **612 21st Avenue N, #211, Nashville, TN 37203**.

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 30th day of December, 2021.

Susan R. Lambreth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 2021, before me personally appeared Susan R. Lambreth, 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 30th day of December, 2021.

Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Todd A Tressler, II, 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 30, 2021.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

