WARRANTY DEED

Karen Johnson Davidson County
Batch# 806977 DEEDWARR
02/16/2022 03:46:44 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20220216-0018259

J-SR-21-1501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
Commission Expires 10-23-2023

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Summit Builders Corp.	**New Owner**	
(NAME) **1501 Boscobel St**	(NAME) 319 Hickerson Dr. Suite A	**083-13-0-470.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Murfreesboro, TN 37129	
(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, **RONNIE WATSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUMMIT BUILDERS CORP.,** 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 Lot No. 181 of Block "S" in the Subdivision of the Lindsley Homestead at Nashville, Tennessee, as of record in Book 2, page 92, Chancery Court at Nashville.

Said Lot No. 181 fronts 50 feet on the Northerly side of Boscobel Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ronnie Watson et ux Eugenia Diana Watson by Warranty deed from Arline F. Irvine, unmarried of record in Book 5197, page 998, Register's Office for Davidson County, Tennessee, dated September 06, 1977 and recorded on September 19, 1977, and Re-Recorded on November 01, 1977 of record in Book 5216, Page 619.

The said Eugenia Diana Watson appears to have died on or about April 06, 2019, leaving Ronnie Watson as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 92, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1501 Boscobel St, Nashville, Tennessee 37206**.

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 14 DAY OF FEBRUARY, 2022.

Ronnie Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONNIE WATSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212