WARRANTY DEED

Karen Johnson Davidson County
Batch# 814825 DEEDWARR
03/03/2022 12:01:51 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20220303-0024409

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY M. COMM. EXP. 07-09-2024

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Ellis Real Estate LLC	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME)	New Owner (NAME)	
705 Thurrock Cir (ADDRESS)	(ADDRESS)	080-12-0-092.00
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Walter Watkins, widowed,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellis Real Estate, LLC** a Tenenssee limited liability company, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 35 on the Plan of Bordeaux Hills Addition of record in Plat Book 4460, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Walter B. Watkins and wife, Ruth M. Watkins by Warranty deed from Kimberly Y. James, unmarried of record in Instrument No. 20031125-0171262 Register's Office for Davidson County, Tennessee, dated November 25, 2003 and recorded on November 25, 2003.

This conveyance is subject to all easements, restrictive covenants and conditions including subject to all matters shown on the Plan of Record in Plat Book 4460, Page 9, Register's Office for Davidson County, Tennessee; Restrictions of record in Book 4495, Page 859, in said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

***Ruth M. Watkins died leaving Walter Watkinss the sole tenant by the entirety.**

This is improved x property, known as 3242 Viking Rd Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Providence Title and Escrow, LLC
25 Century Blvd Avenue South
Nashville, TN 37212
LR GRE22-3242

Witness my hand this 1st day of March, 2022.

Walter Watkins

Walter Watkins

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Walter Watkins**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of March, 2022.

Jacqueline G Brown

Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY