Name and Address of New Owner:
Winston Gary McDonnell
1017 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142 09 0D 108.00

Karen Johnson Davidson County
Batch# 842472 DEEDWARR
04/20/2022 09:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,613.20
20220420-0045520

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John E. Watson, Sr. and Linda W. Watson, Co- Trustees, Watson Family Revocable Living Trust dated November 03, 2020**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Winston Gary McDonell,** Unmarried, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1017, together with the carport designated as 1017-C on the plan of River Plantation, Section Six, Phase One, of record in Book 5200, Page 359 and 360, in the Register's Office of said County and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John E. Watson, Sr. and Linda W. Watson, Co-Trustees, Watson Family Revocable Living Trust dated November 03, 2020, by Quit Claim Deed from Linda W. Watson, Trustee of the Linda W. Watson Revocable Living Trust Agreement dated September 25, 2001, of record in Instrument No. 20201109-0131149, in the Register's Office of Davidson County, Tennessee, dated November 03, 2020 and recorded on November 09, 2020.

Being the same property conveyed to Linda W. Watson, Trustee of the Linda W. Watson Revocable Living Trust Agreement dated September 25, 2001, by Quit Claim Deed from Linda Wood Watson, of record in Instrument No. 20011002-0105966, in the Register's Office of Davidson County, Tennessee, dated September 25, 2001 and recorded on October 02, 2001.

Being the same property conveyed to Linda Wood Watson, by Executors' Quit Claim Deed from Linda Wood Watson and James E. Wood, Co-Executors of the Estate of James A. Wood, deceased, of record in Instrument No. 20010411-0035828, in the Register's Office of Davidson County, Tennessee, dated April 09, 2001 and recorded on April 11, 2001.

Being the same property conveyed to James A. Wood, by Executor's Quit Claim Deed from James E. Wood and Linda Wood Watson, Co-Executors of the Estate of Doris Ford Wood, deceased, of record in Book 11653, Page 943, in the Register's Officeof Davidson County, Tennessee, dated August 19, 1999 and recorded on September 08, 1999. The said James A. Wood being deceased as of July 18, 2000 (also see Probate in Docket No. 00P-1162).

Being the same property conveyed to Doris Ford Wood, by Warranty Deed from Joe H. Luther, Jr. and spouse, Anne L. Luther, of record in Book 9382, Page 792, in the Register's Office of Davidson County, Tennessee, dated June 17, 1994 and recorded on June 20, 1994. The said Doris Ford Wood being deceased as of November 08, 1998 (also see Probate in Docket No. 98P-1837).

This improved property known as 1017 General George Patton Road, Nashville, TN 3722.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of April, 2022.

Watson Family Revocable Living Trust dated November 03, 2020

By: John E. Watson Sr. Trustee (SEAL)
John E. Watson, Sr., Co- Trustee

By: Linda W. Watson, Trustee (SEAL)
Linda W. Watson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of April, 2022, before me personally appeared John E. Watson, Sr., and Linda W. Watson, Co-Trustees of Watson Family Revocable Living Trust dated November 03, 2020, 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 11th day of April, 2022.

Notary Signature
My commission expires: 6-21-25

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $436,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of April, 2022.

Notary Public
My commission expires: 6-21-25
File No. 2022-4512-SK

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 4-11-2022 (date of document).

Affiant Signature

4/13/2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 13th day of April, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25