Ortale Kelley Law Firm
330 Commerce Street, Suite 111
Nashville, TN 37201

12,312.40

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 22-3629
Parcel ID: 180-04-0A-120.00

Karen Johnson Davidson County
Batch# 848317 DEEDWARR
04/29/2022 01:21:44 PM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20220429-0050140

Property Address:
952 Century Oak Drive, Nashville, TN 37211

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
NEW OWNER
Christopher &
Alice Watts

Address of New Owner:
952 Century Oak Drive
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **PATRICK CLAYBORNE POPE and BRITNEY KENNEDY POPE (fka BRITNEY KENNEDY), husband and wife,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **CHRISTOPHER WATTS and ALICE WATTS, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Highland Creek, Section 2, of record in Instrument Number 20030424-0055118, Register's Office for said County, to which reference made for a more complete description. See also Certificate of Correction in Instrument No. 20050310-0026513, said Register's Office Office.

Being the same property conveyed to BRITNEY KENNEDY, unmarried, and PATRICK POPE, unmarried by Deed dated May 29, 2015 from JAMES R. KNIGHT and wife, JANET KNIGHT, recorded June 1, 2015, in Instrument Number 20150601-0050216, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 952 Century Oak Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2022 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 5210, page 21, Plat Book 5210, page 258, Book 9700, page 959, Instrument No. 20000921-0094040, Instrument No. 20030424-0055118 and Plat Book 20050310-0026513, Register's Office for Davidson County, Tennessee.

3. Stormwater Detention Agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 11338, page 738, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer and/or Storm Drainage Easement Agreement as contained in Book 10316, page 569, Book 10419, page 470, Book 10419, page 516, Book 10569, page 732, Register's

Office for Davidson County, Tennessee.

5. Easement Agreement as contained in Instrument No. 20000622-0062243, Register's Office for Davidson County, Tennessee.

6. Quitclaim Deed to Homeowner's Association as contained in Instrument No. 20031014-0151693 and Instrument No. 20041229-0153516, Register's Office for Davidson County, Tennessee.

7. Declaration of Covenants, Conditions and Restrictions of record in Book 4276, page 689, Book 11568, page 301, Book 11568, page 311 and Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 28th day of April, 2022.

PATRICK CLAYBORNE POPE

BRITNEY KENNEDY POPE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named PATRICK CLAYBORNE POPE and BRITNEY KENNEDY POPE, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 28 day of April, 2022.

JACKSON M. WELCH, STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-13-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $620,000.00.

Affiant

SWORN TO and subscribed before me on this 28th day of April, 2022.

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Notary Public

My Commission Expires: 4-19-2025