Karen Johnson Davidson County
Batch# 851089 DEEDWARR
05/05/2022 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20220505-0051879

Name and Address of New Owner:
Ralph H. Watson, Jr.
111 17th Ave. S 1810
Nashville, TN 37203

Send Tax Statements To:
Ralph H. Watson, Jr.
111 17th Ave. S 1810
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-22030524

Map and Parcel: 091 15 0 361.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Marie Corlew**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Ralph H. Watson, Jr.**, unmarried, hereinafter called the GRANTEE, his 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, and being all of Lot No. 603 on the Map of Charlotte Park Company's First Addition, according to survey and plat of same appearing of record in Book 57, page 103, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said lot fronts 50 feet on the north side of Dakota Avenue, formerly Fourth Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Barbara Marie Corlew by Quitclaim Deed filed for record on August 21, 1981 in Book 5785, page 402, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth on plat of record in Book 57, page 103, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 4702 Dakota Ave, Nashville, TN 37209

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 25th day of April, 2022.

Barbara Marie Corlew

Barbara Marie Corlew

State of Tennessee

County of Davidson

Personally appeared before me, Barbara Marie Corlew with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th of April, 2022.

L. F. Vaught

Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $480,000.00.

Affiant Signature

Subscribed and sworn to before me, this 25th day of April, 2022.

L. F. Vaught

Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 4/25/22 (date of document).

Affiant Signature

4/28/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of April, 2022.

Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY