Karen Johnson Davidson County
Batch# 862956 DEEDWARR
05/26/2022 09:59:13 AM 2 pgs
Fees: $13.00 Taxes: $2,793.50
20220526-0061160

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62660
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Paterno Tatjana Paterno 6012 Bresslyn Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 10306020400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$755,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ryan Alexander Watson, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Paterno an Tatjana Paterno, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Brookside Courts Addition No. 3 of record in Book 1835, page 107, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Alexander Watson by Warranty Deed from David T. Watson, Jr., married, dated July 30, 2021 and recorded on August 3, 2021, of record in Instrument No. 20210803-0104467, Register's Office for Davidson County, Tennessee.

Katherine Rennolds Spencer, spouse of Ryan Alexander Watson, joins in the execution of this instrument solely to convey any and all martial interest she may have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 1835, page 107, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Branch Creek Road and Stoneway Trail, and a 10 and 15 foot easement for public utility purposes along the westerly line of said lot; and, a 10 foot easement for sewer along the southerly portion of said lot.

This is improved property, known as 701 Branch Creek Road, 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of May, 2022.

Ryan Alexander Watson
Ryan Alexander Watson

Katherine Rennolds Spencer
Katherine Rennolds Spencer

State of Tennessee

County of Davidson

On this 24th day of May, 2022, before me the undersigned authority, personally appeared Ryan Alexander Watson and Katherine Rennolds Spencer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor
Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $755,000.00.

Affiant

Sworn and subscribed before me this 24th day of May, 2022.

Notary

My Commission Expires: _____

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025