RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 869884 DEEDWARR
06/13/2022 10:29:48 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20220613-0066823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Arnold	Same as owner	
(NAME)	(NAME)	
8802 Sawyer Brown Rd.		142 13 0C 072.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, WE, **PEGGY JEAN WATTS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JULIE ARNOLD**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 8802, together with the carport designated No. 8802-C, in River Plantation, Section Eleven, Phase One (1), a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section Eleven, Phase I, Condominium Apartments, recorded in Book 9700, Page 481, in the Register's Office of Davidson County, Tennessee, and described in the Master Deed recorded in Book 10628, Page 661, said Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Sammie A. Guthrie, unmarried, by Warranty Deed from James C. Gibson and wife, Barbara P. Gibson, of record in Instrument No. 20060705-0080044, in the Register's Office of Davidson County, Tennessee, dated June 29, 2006 and recorded on July 05, 2006. The said Sammie A. Guthrie having died on January 31, 2013. Peggy Jean Watts is the only heir under the Will of Sammie A. Guthrie probated under Docket No. 13P-549, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and Recorded Last Will and Testament in Instrument No. 20160226-0018583

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This was not the marital residence for the Grantor.

unimproved
This is improved x property, known as 8802 Sawyer Brown Rd., Nashville, TN 37221
(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.

Witness my hand this 5 day of June, 2022

Peggy Jean Watts

PEGGY JEAN WATTS

STATE OF Louisiana
COUNTY OF St. Tammany

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Jean Watts, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June, 2022.

Commission expires: upon death

Notary Public

Christina Falco Baldwin
NOTARY PUBLIC
Notary ID #88740
Louisiana Bar #31150