WARRANTY DEED

Karen Johnson Davidson County
Batch# 879673 DEEDWARR
06/28/2022 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20220628-0074618

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES: 4-15-25

(AFFIX SEAL)

CARRIE L. COLLINS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 04-15-2025

MST 2022-0877

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Michael Clark and Laura Gay Clark	Movement Mortgage, LLC	061-08-0-077.00
(NAME) 1137 Winding Way Road	(NAME) 8024 Calvin Hall Rd	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Indian Land, SC 29707	
(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, **Edward Perry Watts, III, and Elizabeth Claire Watts, F/K/A Elizabeth Claire Webber, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Michael Clark and Laura Gay Clark, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Easterly 15 feet of Lot No. 1 of Block "D" on the Plan of Section No. 2 of Jackson Park as of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and part of Lot No. 1 front 75 feet along the Northerly side of Winding Way and extends back 148 feet along the Westerly side and 147 feet along the Easterly side line to a rear line measuring 77 feet thereon.

Being the same property conveyed to Gary L. Baugher, an unmarried man by Warranty deed from Florence J. Talley, an unmarried person of record in Instrument No. 20040219-0019306 Register's Office for Davidson County, Tennessee, dated February 13, 2004 and recorded on February 19, 2004.

Being the same property conveyed to Perry Watts, III, unmarried and Elizabeth Claire Wabber, unmarried, as tenants in common with right of survivorship by Warranty deed from Gary L. Baugher and John E. Wade, married each other of record in Instrument No. 20200622-0066051 Register's Office for Davidson County, Tennessee, dated June 15, 2020 and recorded on June 22, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 843, Page 21, Register's Office for Davidson County, Tennessee.

This property, known as 1137 Winding Way Road, Nashville, TN 37216
(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/our hand(s) this 22ND DAY OF JUNE, 2022.

Edward Perry Watts, III

Elizabeth Claire Watts F/K/A Elizabeth Claire Webber

Elizabeth Claire Watts, F/K/A Elizabeth Claire Webber

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Edward Perry Watts, III and Elizabeth Claire Watts, F/K/A Elizabeth Claire Webber**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of June, 2022.

Notary Public

My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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 June 22,2022.

Signature
June 22, 2022
State of Tennessee
County of Williamson
Sworn to and subscribed before me this June 22, 2022.

Notary's Signature

My Commission Expires: 4-13-25

