RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-8155-2022

Karen Johnson Davidson County
Batch# 884256 DEEDWARR
07/05/2022 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220705-0077497

WARRANTY DEED

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Jennifer Pennell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of June, 2022

Katherine Warren
NOTARY PUBLIC

My commission expires: 3/22/26

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth Ryan Meadows 533 Midway Circle Brentwood, TN 37027	Same address as new owner	113-00-0-008

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 Dollars ($355,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARK E. WATSON UNMARRIED**, hereinafter called the Grantor(s), has bargaincd and sold and by these presents do hereby transfer and convey unto, **KENNETH RYAN MEADOWS, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point, the northeast corner of a tract of land conveyed by Hines to Craddock and running thence South 3-1/2 degrees West 4 poles, South 61 degrees West 9 poles, South 74 degrees West 8 poles, North 82 degrees West 3.5 poles, South 76 degrees West 9 poles, North 75 degrees West 6 poles, North 64-1/2 degrees West 8 poles, North 46 degrees West 10.4 poles, South 7-1/2 degrees West 4.8 poles, South 35 degrees West 6 poles, South 2 degrees West 10.6 poles, South 5-1/2 degrees East 10.6 poles, South 29-1/2 degrees East 7.4 poles, South 46 degrees East 15.2 poles, South 31 degrees East 4.2 poles to center of Charlotte Pike, thence South 70 degrees East 16.25 poles, North 71 degrees East 14 poles, North 42 degrees East 14 poles, thence with centerline of Old Charlotte Pike north 51 degrees 30 minutes east 99.0 feet, north 81 degrees east 66.0 feet, south 81 degrees 10 minutes west 133.65 feet to southeast corner of said property, thence north 86 degrees east 184.8 feet, north 79 degrees 30 minutes east 62.74 feet, north 3 degrees 30 minutes west 1200.16 feet, thence north 85 degrees 17 minutes 46 seconds west 200 feet, thence west 20 poles, thence south 2 degrees west 20 poles to point of beginning.

Being the same property conveyed to Mark E. Watson from Mark Watson, by Quitclaim Deed 11/27/2017 and recorded 12/07/2017 in Instrument No. 20171207-0125142, Register's Office of said County.

Being the same property conveyed to Mark E. Watson from Vicki L. Poplin and Norton R. Smith III, by Warranty Deed dated 08/17/2016 and recorded 08/19/2016 in Instrument No. 20160819-0086865, Register's Office of said County.

Being the same property conveyed to Mark E. Watson from Jo H. Richards, by Warranty Deed dated 05/08/2017 and recorded 05/09/2017 in Instrument No. 20170509-0046017, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is _X__unimproved ___ improved property, known as: 8180 Old Charlotte Pike, Nashville, TN 37209

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29th day of June, 2022

GRANTOR(S)

Mark E Watson

Mark E. Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Mark E. Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of June, 2022.

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

Jennifer L Pennell

Notary Public

Jennifer L. Pennell

Printed Notary Name

My commission expires: __

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 6/29/22 (date of document).

Jennifer L. Pennell

6/30/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of June, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

