39B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220641358** Karen Johnson Davidson County Batch# 886099 DEEDWARR 07/08/2022 12:11:05 PM 2 pgs Fees: $13.00 Taxes: $2,895.25 20220708-0078946	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $782,500.00. Affiant Subscribed and sworn to before me, this 6th day of July, 2022. Notary Public My Commission Expires: 7/9/22 LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9 2022

WARRANTY DEED

Address New Owner: Carey Travis Watts 5108B Indiana Avenue Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 091-11-0-151.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily Scott Taylor f/k/a Emily Scott Cady, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carey Travis Watts, a married man** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1015 of Block 161 on the Plan of Plan No. 1, West Nashville of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily Scott Cady, a single woman by Warranty deed from Christopher Roach and Tara Roach, husband and wife of record in Instrument No. 20181119-0113526 Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 19, 2018.

Arthur Oliver Taylor III joins in this conveyance for the purpose of conveying all right, title, and interest he may have in and to the above described property as spouse of Emily Scott Taylor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 57, Page(s) 74 and 75, inclusive, Register's Office for Davidson County, Tennessee.

This is improved property located at 5108B Indiana Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2022.

Emily Scott Taylor f/k/a Emily Scott Cady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Scott Taylor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2022.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

Arthur Oliver Taylor III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Arthur Oliver Taylor III, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of July, 2022.

Notary Public
My Commission Expires: _____

HUNTER WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025