WARRANTY DEED

Karen Johnson Davidson County
Batch# 908022 DEEDWARR
08/25/2022 11:03:52 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20220825-0096029

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00.

Affiant

Subscribed and sworn to me on 08/17/22.

NOTARY PUBLIC

My Commission Expires: 07/09/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/09/2024

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WAM 22751

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Saundra Bryant Mackins 751 Lake Terrace Drive Nashville, TN 37217	new owner	150-02-0-148.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brent L. Watts, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Saundra Bryant Mackins and Alonzo Mackins, Jr., wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 26-A, as shown on the map entitled Section One - Revised Zone Lot Division of Lots 16, 17, 25-33, 37-45 Harbor Gate, of record in Book 5200, Page 712, Revised in Book 6250, Page 638, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to BRENT L. WATTS, AN UNMARRIED MAN, by deed from ANA M. SELEME, AN UNMARRIED WOMAN, of record in Instrument No. 20160125-0007105, dated January 8, 2016, said Register's Office.

This is Improved property, known as 751 Lake Terrace Drive, Nashville, TN 37217

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES he is lawfully seized 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; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 07/ 29 /22.

Brent L Watts

Brent L. Watts

STATE OF Louisiana
COUNTY OF Rapides

On 07/ 29 /22, before me personally appeared Brent L. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 07/ 29 /22.

NOTARY PUBLIC

My Commission Expires: at death

DIANE H DeVILLE - #33254 NOTARY PUBLIC MY COMMISSION IS FOR LIFE RAPIDES PARISH, LA