Karen Johnson Davidson County
Batch# 913058 DEEDWARR
09/07/2022 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220907-0100232

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. EM-22-3169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2022

Brooke Hicks
Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria G. Rolph	Maria G. Rolph	
(NAME)	(NAME)	
2977 McGavock Pike	3224 Beau Mont Farm Rd.	073-16-0-033.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Charlottesville, VA 22901	
(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, I/we, **Robert Mark Watson and Chelsie Breanne Watson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria G. Rolph, a married woman**, HEREINAFTER CALLED THE GRANTEE, 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. 149 on the Plan of Revision of Section One, Sunset View of record in Plat Book 2663, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the Northwesterly margin of Cabin Hill Road, at the corner of Lots 148 and 149; thence with the line between said lots, Northwesterly 168 feet to a corner of Lot 150; thence with the line between Lots 149 and 150, Northeasterly 165 feet to the Southwesterly margin of McGavock Pike; thence with the Margin of the same, Southeasterly 165 feet to the beginning of a curve; thence around said curve, Southerly 31.42 feet to the margin of Cabin Hill Road; thence with margin of the same, Southwesterly around a slight curve, 185 feet to the point of Beginning.

Being the same property conveyed to Robert Mark Watson and Chelsie Breanne Watson, husband and wife by Warranty Deed from Katherine Carter Hedge a/k/a Katherine Leah Hedge, unmarried and Richard Edward Carter, III, unmarried of record in Instrument No. 20190205-0011066 Register's Office for Davidson County, Tennessee, dated February 01, 2019 and recorded on February 05, 2019.

This is property more commonly known as 2977 McGavock Pike, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 2nd day of September, 2022.

Robert Mark Watson by Joshua Hunter, Attorney-In-Fact

Robert Mark Watson by Joshua
Hunter, Attorney-In-Fact

Chelsie Breanne Watson by Joshua Hunter, Attorney-In-Fact

Chelsie Breanne Watson by Joshua
Hunter, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JOSHUA HUNTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Robert Mark Watson and Chelsie Breanna Watson and that this instrument was executed on behalf of the said Robert Mark Watson and Chelsie Breanna Watson the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202209070100231, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 2 day of September, 2022.

Notary Public Emily Manno

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 7, 2022 (date of document).

Affiant Signature

September 7, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 7 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025

NOTARY'S SEAL