Karen Johnson Davidson County
Batch# 917610 DEEDWARR
09/16/2022 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20220916-0103466

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62785
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nathan Harden 3702 B Estes Road Nashvile, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 116120010500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Louise W. Watkins, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathan Harden, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 105 feet of the westerly 549 feet of the northerly 215 feet of Lot 6 on the Plan of Mrs. A.L. Billington's Subdivision of part of Lot No. 2 on the Plan of Henry Compton Lands, as of record in Book 547, page 47, Register's Office for said County, described according to a survey made by T. R. Sanford, dated August 1, 1959, as follows:

Beginning at a point on the northerly margin of a 25 foot roadway (Estes Court) as established by an instrument of record in Book 1133, page 151, said Register's Office, said point being 25 feet north of the line between Lots Nos 5 and 6 and being 444 feet east of the easterly margin of Estes Avenue; thence northwardly and parallel with the easterly margin of said Estes Avenue 215 feet to the southerly line of the property formerly owned by A. E. Potter; thence with said line eastwardly 105 feet to a point, which point is 10 feet east of the northwest corner of the property conveyed to Biffle Moore and wife, Edythe T. Moore by deed from Robert C. McKeand, Sr. and wife, Ila I. McKeand, of record in Book 2796, page 380, said Register's Office; thence 10 feet east of and parallel with said Moore's westerly line southwardly 215 feet to the northerly margin of said 25 foot roadway; thence with same westwardly 105 feet to the beginning; Together with and subject to an easement for ingress and egress to the City of Nashville, of record in Book 1133, page 151, said Register's Office, and an easement for ingress, egress, and joint driveway of record in Book 4911, page 117, said Register's Office.

Being the same property conveyed to Louise W. Watkins, unmarried, by Warranty Deed from Alan C. Mifflin, III and wife, Ann W. Mifflin, dated July 17, 1970 and recorded on July 21, 1970, of record in Book 4433, page 23, Register's office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan of record in Book 547, page 47, said Register's Office; Easement to the City of Nashville for trunk sanitary sewer of record in Book 3347, page 612, said Register's Office; Easement for ingress, egress and joint driveway of record in Book 4911,page 117, said Register's Office; Easement for ingress and egress to the City of Nashville in Book 1133, page 151, said Register's Office; Easement for the flow of Sugartree Creek over so much of the property as may lie therein; Order of Possession of record in Book 7175, page 809, said Register's Office, and Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 7529, page 940, said Register's Office.

This is improved property, known as 3702 B Estes Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of September, 2022.

Louise W. Watkins

Louise W. Watkins

State of Tennessee

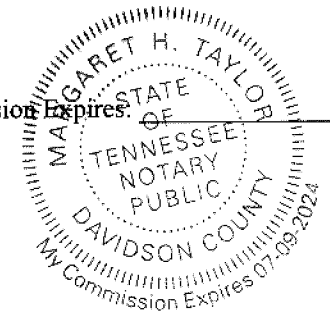
County of Davidson

On this 7th day of September, 2022, before me the undersigned authority, personally appeared Louise W. Watkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary

My Commission Expires:



State of Tennessee

County of Davidson

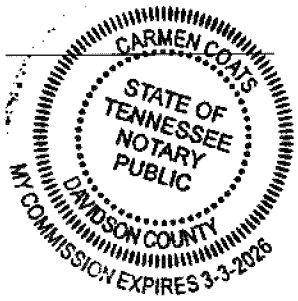
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Amanda Allen
Affiant

Sworn and subscribed before me this 7TH day of SEPTEMBER, 2022.

Carmen Coats
Notary

My Commission Expires: 

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 09/16/2022 ____ (date of document).

Affiant Signature

09/16/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16 day of September, 2022.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025

202209160103466