THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942524** Karen Johnson Davidson County Batch# 930820 DEEDWARR 10/18/2022 11:00:08 AM 2 pgs Fees: $13.00 Taxes: $1,054.50 20221018-0113683	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. _____ Affiant Subscribed and sworn to before me, this 17th day of October, 2022. _____ Notary Public My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 202

WARRANTY DEED

Address New Owner: Serena Marie Neumann 6416 Henry Ford Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090 12 0 093.00

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, **Eugene Gerald Watson and Stephen Paul Watson and Paula Rhea Estes and Evelyn Catherine Pond, tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Serena Marie Neumann, an unmarried woman**, ("Grantees"), its successors, 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. 249 on the Map of Charlotte Park, Section IV, as of record in Book 2663, Page 71, Register's Office for said County.

Said Lot No. 249 fronts 91 feet on the Easterly side of Henry Ford Drive, and runs back 148.4 feet on the Northerly line and 141.4 feet on the Southerly line to a dead line in the rear, measuring 44 feet thereon.

Being the same property conveyed to Ray P. Watson and wife, Mary M. Watson, by Warranty Deed from Gerald E. Sheridan and wife, Catherine R. Sheridan, of record in Book 2907, Page 245, in the Register's Office for Davidson County, Tennessee, dated May 21, 1959 and recorded on May 22, 1959. The said Ray P. Watson died on June 28, 1980, leaving Mary M. Watson as surviving tenant by the entirety. The said Mary M. Watson died on March 21, 2021 intestate. Eugene Gerard Watson, Stephen Paul Watson, Paula Rhea Estes and Evelyn Catherine Pond being her heirs. See Affidavits of Heirship in Instrument No. 20221018-0113681 and Instrument No. 20221018-0113682, Davidson County, Tennessee. See Probate Case No. 21P1581, Davidson County, Tennessee, in the Seventh Circuit Court.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Section IV, as recorded in Plat Book 2663, Page(s) 71 .
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2803, Page 210.
Agreement as set forth in instrument recorded in Book 2593, Page 566.

This is improved property located at 6416 Henry Ford Drive 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 17th day of October, 2022.

Eugene Gerald Watson

Stephen Paul Watson

Paula Rhea Estes by Stephen Paul Watson, Attorney-in-Fact

Evelyn Catherine Pond

Paula Rhea Estes by Stephen Paul Watson, Attorney-in-Fact

Evelyn Catherine Pond

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eugene Gerald Watson, Stephen Paul Watson, and Evelyn Catherine Pond, 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 17th day of October, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Paul Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Paula Rhea Estes and that he is authorized by Paula Rhea Estes to execute this instrument on her behalf.

Witness my hand, at office, this 17th day of October, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025