Karen Johnson Davidson County
Batch# 933522 DEEDWARR
10/25/2022 09:53:56 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20221025-0115562

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4630

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Jessica P. Puckett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of October, 2022

JENNIFER WEST STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

Commission Expires: 10/23/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melissa Watkins and Adam Watkins 1206 Pennock Avenue Nashville, TN 37207	CapStar Bank 2002 Richard Jones Rd Ste 300-A Nashville, TN 37215	071-15-0-410.00

WARRANTY DEED

FOR AND IN 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,

Ryan S. Driscoll and Hannah B. Driscoll, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Adam C. Watkins and Melissa I. Watkins, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Northerly 44 feet of Lot 21 on the Plan of Crutcher Subdivision of a part of the Lucy H. Lindsley Property of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Northerly part of Lot No. 21 fronts 44 feet on the Westerly side of Pennock Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ryan S. Driscoll and Hannah B. Driscoll, husband and wife by Warranty deed from Jerry J. Driscoll, married of record in Instrument No. 20200707-0072588 Register's Office for Davidson County, Tennessee, dated June 29, 2020 and recorded on July 07, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1206 Pennock Avenue, Nashville, TN 37207.

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 so

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.

Dated this the 20th day of October, 2022.

Ryan S. Driscoll

Hannah B. Driscoll

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of October, 2022, before me personally appeared Ryan S Driscoll and Hannah B Driscoll, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of October, 2022.

Notary Signature
My commission expires:

