Karen Johnson Davidson County
Batch# 944194 DEEDWARR
11/22/2022 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $751.10
20221122-0123812

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File #22-PA-3217-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
A Way Up, LLC	**New Owner**	
(NAME)	(NAME)	
1004 Tulip Way	**1004 Tulip Way**	**080 08 0 042.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FREDERICK H. WATKINS, JR., A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **A WAY UP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 316, on the Plan of Section One, Bordeaux Gardens, as shown by plat appearing of record in Plat Book 3300, Page 91, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Frederick H. Watkins, Jr., by Quitclaim Deed from Grant Watkins Jr., Unmarried, of record in Instrument No. 20200715-0077586, in the Register's Office of Davidson County, Tennessee, dated July 15, 2020 and recorded on July 15, 2020.

Being the same property conveyed to Grant Watkins, Jr and Wife, Anne Watkins, by Warranty Deed from Viola Sanford, Unmarried, of record in Instrument No. 20040223-0020230, in the Register's Office of Davidson County, Tennessee, dated February 20, 2004 and recorded on February 23, 2004. The said Anne Watkins is Deceased.

The above-referenced property is not the marital residence of Grantor or Grantor's spouse as contemplated by T.C.A. 26-2-301, et seq., or other similar law.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Bordeaux Gardens, as recorded in Plat Book 3300, Page(s) 91 .
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3465, Page 403.
*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3505, Page 589 and Book 5004, Page 405.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **3217 Crowe Drive, Nashville, TN 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 21st day of November, 2022.

Frederick H. Watkins, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2022, before me personally appeared Frederick H. Watkins, Jr., 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 21st day of November, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 21st day of November, 2022.

Affiant Signature
Date 11/21/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 21st day of November, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON