Prepared by and Return to:
DLO/FOREMAN WATSON LAND TITLE
101 SE Parkway Court, STE 220
Franklin, TN 37064-3982

Name and Address of New Owner:
Carlos A. Hoyos
962 General George Patton Road
Nashville, TN 37221

Send Tax Bills To:
Carlos A. Hoyos
962 General George Patton Rd.
Nashville TN 37221

Karen Johnson Davidson County
Batch# 979715 DEEDWARR
03/13/2023 10:13:55 AM 3 pgs
Fees: $18.00 Taxes: $1,085.95
20230313-0017902

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142-09-0D-008-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephanie Beth Watson, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carlos A. Hoyos, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 962, together with the Carport designated No. 962-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, Page 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, Page 526, Register's office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Stephanie W. Burke and Doyle Watson by Deed dated July 7, 2004 from Martha B. Platt, an unmarried person, recorded July 9, 2004 in Instrument No. 20040709-0081951 in the Register's office.

Being the same property conveyed to Stephanie Beth Watson, unmarried by Quitclaim Deed dated September 22, 2021 from Doyle Watson, married and Stephanie Watson fka Stephanie W. Burke, unmarried recorded October 27, 2021 in Instrument No. 20211027-0144431 in the Register's Office.

This property more commonly known as 962 General George Patton Road, Nashville, TN 37221.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plat of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of March, 2023.

Stephanie Beth Watson (SEAL)
Stephanie Beth Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of March, 2023, before me personally appeared Stephanie Beth Watson, 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 10th day of March, 2023.

Notary Signature
My commission expires:

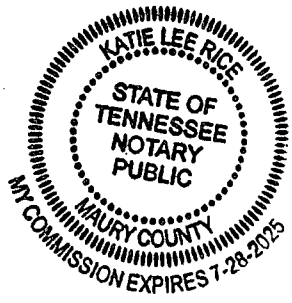
KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $293,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)



Sworn to and subscribed before me this
10th day of March, 2023.

Notary Public
My commission expires: 7/28/25
File No. 2023-5674-SK