WARRANTY DEED

Karen Johnson Davidson County
Batch# 981600 DEEDWARR
03/16/2023 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20230316-0019127

File #23-PA-2520-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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)
Diana Neely, Trustee of The Diana Neely 2019 Trust dated September 16, 2019	**New Owner**	
(NAME)	(NAME)	**104 15 0 082.00**
9086 Old Harding Pike		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(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, **DAVID RONALD WATSON, TRUSTEE OF THE DAVID RONALD WATSON REVOCABLE LIVING TRUST DATED JULY 5, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIANA NEELY, TRUSTEE OF THE DIANA NEELY 2019 TRUST** 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 Easterly ½ of Lot No. 34 of Map of Sunset Park Subdivision, Part of Lot No. 1 and Whole of Lot No. 2, of record in Book 332, Page 132, Register's Office for said County.

Said Easterly ½ of Lot No. 34 fronts 50 feet on the Northerly side of Sunset Place, formerly Turner Avenue, formerly "B" Street, and runs back between parallel lines 160.5 feet.

Being the same property conveyed to David Ronald Watson, Trustee of the David Ronald Watson Revocable Living Trust, dated July 5, 2012, by Quitclaim Deed from David Ronald Watson of record in Instrument No. 20120709-0059932, in the Register's Office of Davidson County, Tennessee, dated July 05, 2012 and recorded on July 09, 2012. Also see Affidavit of Scrivener's Error of record in Instrument No. 20120723-0064560, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to David Ronald Watson, unmarried, by Deed from Jonathan A. Coles and wife, Keiko Coles of record in Book 4949, Page 185, in the Register's Office of Davidson County, Tennessee, dated September 05, 1975 and recorded on September 09, 1975.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Map of Sunset Park Subdivision, Part of Lot No. 1 and Whole of Lot No. 2, as recorded in Book 332, Page 132.

*Ratification of Easement for joint use of Driveway and Agreement Pertaining to Partnership Double Garage as set forth in instrument recorded in Book 4949, Page 183.

*Shared Driveway Agreement as set forth in instrument recorded in Instrument No. 20220929-0107774.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2520 Sunset Place, Nashville, TN 37212**.

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 16th day of March, 2023.

The David Ronald Watson Revocable Living Trust dated July 5, 2012

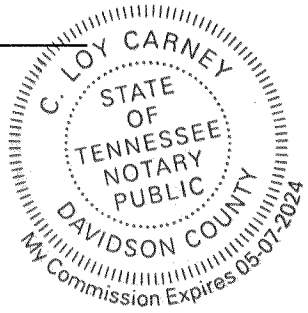
By: _____
David Ronald Watson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of March, 2023, before me personally appeared David Ronald Watson, Trustee of The David Ronald Watson Revocable Living Trust dated July 5, 2012, 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 16th day of March, 2023.

_____
Notary Signature
My commission expires:



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 16th day of March, 2023.

Affiant Signature
Date 03/16/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

