Karen Johnson Davidson County
Batch# 982743 DEEDWARR
03/21/2023 09:26:27 AM 2 pgs
Fees: $13.00 Taxes: $629.00
20230321-0020222

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 20 day of March 2023.

Notary Public
My commission expires: 6.17.2026

Address of New Owner:	Send Tax Bills to:	Tax Information
Ricky Waterston 2743 Sanford Road Nolensville, TN 37135	New Owner	147-16-0-100.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra L. Mathews, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ricky Waterston and Marcella Waterston, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Fairlane Park, Section 3, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra L. Thompson by Warranty Deed from Robert Charles Baron and wife, Deborah A. Barron, dated May 2, 1997 of record in Book 10445, page 24, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Sandra L. Mathews, unmarried, by Quitclaim Deed from Sandra L. Thompson dated October 1, 2004 of record as Instrument No. 20041012-0122695, Register's Office for Davidson County, Tennessee. The legal description of the quitclaim deed was corrected by Attorney's Affidavit to correct the Section number. Said affidavit is of record as Instrument No. 20230208-0009222, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 395 Melpar Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 17th day of March, 2023.

Sandra L. Mathews

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra L. Mathews,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 17th day of March, 2023.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2023037676

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY