Record and Return to
Chapman & Rosenthal Title, Inc
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 987508 DEEDWARR
04/03/2023 10 57 35 AM 2 pgs
Fees $13 00 Taxes $1,775 63

20230403-0023836

File No.: RES-23-2620AB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2026

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Laurie Denise Watkins and Sophie Gwenda Watkins	NEW OWNER	149 04 0C 001 00 CO (unit A) & 149 04 0C 002.00 CO (unit B)
(NAME)	(NAME)	
1225 Joseph Avenue Nashville, TN 37207		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **TREEHOUSE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND CHRISTOPHER ROBERT REICHL**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LAURIE DENISE WATKINS AND SPOUSE, SOPHIE GWENDA WATKINS**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Certain units located in Davidson County, Tennessee, being known and designated as Unit A and Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 2620 Willowbranch Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181102-0108971, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Treehouse Investments, LLC, and Christopher Robert Reichl, each a 50% interest, as tenants in common, from Matthew W. Clarke and LaDebra A. Clarke, husband and wife, by Warranty Deed dated October 31, 2018, recorded November 2, 2018 in Instrument No. 20181102-0108969, in the Register's Office of Davidson County, Tennessee.

Lee Gordon Turley executes this instrument on behalf of Christopher Robert Reichl pursuant to Power of Attorney recorded in Instrument No. 20230403-0023835, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2620 Willow Branch Drive, Units A and B, Nashville, TN 37217
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 28 day of March, 2023.

Treehouse Investments, LLC, a Tennessee Limited Liability Company

By: _____
Lee Turley, Chief Executive Manager

_____ by _____ AIF
Christopher Robert Reichl by Lee Gordon Turley as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2023, before me personally appeared Lee Turley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Executive Manager of Treehouse Investments, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 28th day of March, 2023

_____
Notary Signature
My commission expires:

K GLUBA
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2023, before me personally appeared Lee Gordon Turley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Christopher Robert Reichl and he is authorized by Christopher Robert Reichl to execute this instrument on his behalf.

WITNESS my hand and official seal, this 28th day of March, 2023.

_____
Notary Public
My Commission Expires:

K GLUBA
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171