RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-13714-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 992230 DEEDWARR
04/14/2023 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230414-0027416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Ragan N. Veach
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of April, 2023

NOTARY PUBLIC

My commission expires:

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES JULY 6TH, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
R&G Realty, LLC 209 Woodford Pl Nashville, TN 37215	Same address as new owner	083-03-0-149

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($285,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHARRON YEVONNE WATSON F/K/A SHARRON NAPPER, A MARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **R&G REALTY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee and being Lot 53 as shown on the plan of W.S. Ashworth's Subdivision of Lot Nos. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, in the Register's office of Davidson County, Tennessee, and being part of Lot No. 2 on an unregistered plan of said property made by Erle Drake, County Surveyor, dated May 1, 1925, and described as follows:

BEGINNING on the southerly margin of Carter Street, at the corner of Lot No. 52 and 53 on said registered plan; thence westerwardly with the southerly margin of said street, 50 feet; thence southwardly parallel with the line between said Lot Nos. 52 and 52, 154 feet, more or less, to the northerly margin of an alley; thence with said alley, eastwardly 50 feet to said line between Lot Nos. 52 and 53; thence northwardly with this line, 154 feet, more or less, to the beginning.

Being the same property conveyed to Sharron Napper, by deed from Donald Lee Lambert, Randall Lee Lambert, Thomas Ray Lambert and Sharron Napper, dated October 22, 2010, and of record in Instrument No. 20101105-0089073, said Register's office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 2106 Carter Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13th day of April, 2023

GRANTOR(S)

Sharron yevonne Watson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Sharron yevonne Watson, a married woman, 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 seal, this the 13 day of April 2023.



Katherine Warren
Notary Public

Katherine Warren
Printed Notary Name

My commission expires: 3/22/26

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 4-13-23 (date of document).

Date: 4-14-23

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 14th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

202304140027416