Karen Johnson Davidson County
Batch# 998466 DEEDWARR
05/02/2023 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $3,209.75
20230502-0032372

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $867,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2023.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G23-18494

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Montgomery G. Turner, Sr (NAME)	New Owner (NAME)	104-07-0-296
725 Westview Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Matthew Zaragoza Watkins and Jaclyn Watkins, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Montgomery G. Turner, Sr, a married man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being the west 2.2 feet of Lot No. 29 and all of Lot No. 28 on the Plan of Rich Resubdivision of Lots 17, 18, 19, 33, 34 and 35 and Original Lots No. 20 thru 32 inclusive and Lots 36 thru 48 inclusive, in Marshall & Stokes Subdivision, of record in Plat Book 547, page 172, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 28 and part of Lot No. 29 adjoin and front together 52.2 feet on the southerly side of Belcourt Avenue and run back between parallel lines 168.5 feet to an alley.

Being the same property conveyed to Matthew Zaragoza Watkins and Jaclyn Watkins, husband and wife by Deed dated May 17, 2017, recorded May 18, 2017, in Instrument Number 20170518-0049296, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2609 Belcourt Avenue, 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 27 day of April, 2023.

Matthew Zaragoza Watkins

Jaclyn Watkins

STATE OF MASSACHUSETTS
COUNTY OF ~~MIDDLESEX~~ SUFFOLK

On this 24th day of April, 2023, before me personally appeared Matthew Zaragoza Watkins and Jaclyn Watkins, 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 24th day of April, 2023.

Notary Signature
My commission expires: 2.19.2027

KATIE BECKLES
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires on
February 19, 2027

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/27/23 (date of document).

Affiant Signature

5/2/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY