WARRANTY DEED

Karen Johnson Davidson County
Batch# 1021393 DEEDWARR
06/30/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.13
20230630-0050283

File #23-PA-4408-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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)
Katherine Lee Watson and Taylor Nathaniel Watson	New Owner	
(NAME)	(NAME)	**147 08 0 032.00**
4408 Taylor Road	Property	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **LISA RAE LAPLANTE AND DANNY EDWIN CASE, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE LEE WATSON AND TAYLOR NATHANIEL WATSON, WIFE AND HUSBAND** 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:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land situated in Davidson County, Tennessee, more particularly described as follows:

Being in the 5th Civil District of Said County, and described according to a survey made by E. Davis, Surveyor, dated October 01, 1966, as follows:

Beginning at an iron pin in the East margin of Taylor Road, at the Southwest corner of Chester H. Maxwell's property; thence East along Maxwell's South line, 169 feet to a post; thence South along a fence, 75 feet to the Northeast corner of the property conveyed to Joe Henry Guthrie and wife, by deed of record in Book 4091, Page 67; thence West with this North line 166.3 feet to the East margin of Taylor Road; thence North and with said road, 75 feet to the point of beginning.

Being the same property conveyed to Lisa Rae Laplante and Danny Edwin Case, wife and husband, by Warranty Deed from Paul K. Awa, Jr. unmarried, of record in Instrument No. 20210331-0042691, in the Register's Office of Davidson County, Tennessee, dated March 26, 2021 and recorded on March 31, 2021.

This conveyance is subject to:
* Taxes for 2023 are a lien, but not yet due and payable.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4408 Taylor Road, 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; 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 28th day of June, 2023.

Danny Edwin Case

Lisa Rae Laplante

STATE OF Tennessee
COUNTY OF Hamilton

On this 28th day of June, 2023, before me personally appeared Danny Edwin Case, 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 28th day of June, 2023.

Notary Signature
My commission expires: 11/13/2023

NANCY J. FRAZIER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF Tennessee
COUNTY OF Hamilton

On this 28th day of June, 2023, before me personally appeared Lisa Rae Laplante, 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 28th day of June, 2023.

Notary Signature
My commission expires: 11/13/2023

NANCY J. FRAZIER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Emily Manno, 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 **6/28/23**.

Date

Affiant Signature

6/28/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **28** day of **June**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026