WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000 00

Donna J Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2023

Shannon Gilbert
Notary Public

MY COMMISSION EXPIRES 8/11/27
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1062659 DEEDWARR
10/19/2023 10 29 52 AM 2 pgs
Fees $13 00 Taxes $943 50

20231019-0081975

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No 23-0477

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Alan Watson	New owner	Map 15007026600
(NAME) 3310 Oak Trees Court	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($255,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GERALD D. SCURLOCK, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALAN WATSON, UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot 56-A, Section 2, Lakeshore Woods, Zone Lot Division of Lot No's 51, 56, & 57, as shown on plat of record in Plat Book 5200, Page 608, amended in Plat Book 6250, Page 508, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Gerald D Scurlock, unmarried, by Quitclaim Deed from Donna F Scurlock, unmarried, of record in Instrument No 20230921-0074241, dated September 14, 2023, Register's Office for said County

This conveyance is made subject to 2023 taxes, which have been prorated and paid by the Grantors

Prepared by information furnished by the parties hereto without the benefit of a title examination

unimproved ☐
This is improved ☒ property, known as 3310 Oak Trees Court, Antioch, TN 37013
(House No) (Street) (P O Address) (City or Town) (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 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 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 our hands this 17th day of October, 2023

Gerald D. Scurlock

Gerald D. Scurlock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald D Scurlock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal this, 17th day of October, 2023

My Commission Expires 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY