Karen Johnson Davidson County
Batch# 1078895 DEEDWARR
12/06/2023 08:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231206-0094162

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F). Shannon Watson Affiant Sworn to and subscribed before me this November 14 2023. Notary Public Comm Exp:

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
BOBBY DONALD WATSON and SHANNON LOUISE WATSON, Trustees		
THE WATSON REVOCABLE LIVING TRUST dated November 14, 2023	SAME AS NEW OWNER	061-16-329.00
1405 McAlpine Ave.		
Nashville, Tennessee 37216		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, BOB WATSON and SHANNON WATSON, being one and the same as SHANNON BLAYLOCK; now husband and wife, do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to BOBBY DONALD WATSON and SHANNON LOUISE WATSON, Trustees of THE WATSON REVOCABLE LIVING TRUST dated November 14, 2023 and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block "C" on the Map of Country Club Estates, of record in Plat Book 843, Page 95, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to BOB WATSON and SHANNON BLAYLOCK now known as SHANNON WATSON, now husband and wife, from SONYA WATSON, a single person, by Warranty Deed of record in Instrument No. 20170831-0089800, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by

Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

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 as GRANTORS 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 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.

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.

The improved property is known as 1405 McAlpine Avenue, Nashville, TN 37216

IN WITNESS WHEREOF, the Grantors has caused this instrument to be executed on November 14, 2023.

Bob Watson

BOB WATSON

Shannon Watson

SHANNON WATSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BOB WATSON and SHANNON WATSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee, this November 14, 2023.

NOTARY PUBLIC

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

TRUE COPY CERTIFICATION

I, PARKER T. BROWN, 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 11/14/2023.

PARKER T. BROWN — Date 11/14/23

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

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

Notary Public

My Commission Expires:

