This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21917-MC

Karen Johnson Davidson County
Batch# 1085380 DEEDWARR
12/22/2023 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20231222-0098901

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2023.

Notary Public
My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susan Leftwich Tessier 6666 Brookmont Terrace #807 Nashville, TN 37205.	New Owner	129 14 0A 084.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Watson and Judith Watson, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Susan Leftwich Tessier,** hereinafter called the Grantee(s), his/her/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 Apartment Unit No. 807 of Wessex Towers Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5414, Page 634, as amended by instrument(s) of record in Book 5599, Page 39; Book 5792, Page 982; Book 6478, Page 742; Book 9935, Page 486; Book 10705, Page 777 and Instrument Nos. 20011127-0129399, 20080624-0065008 and Appointment of Successor Trustee recorded in Book 7473, Page 977; Instrument No. 20120516-0042527, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat Wessex Towers Condominiums of record in Plat Book 5200, Pages 142 and 143, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to James Watson and wife Judith Watson, by Warranty Deed from James I. Warren Jr. and Marjorie L. Warren and Hilary Strickland, of record in Instrument No. 20130301-0020604, in the Register's Office of Davidson County, Tennessee, dated February 19, 2013 and recorded on March 01, 2013.

This is ☒ improved or ☐ unimproved property located at: **6666 Brookmont Terrace, #807, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year 2024 and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18TH day of December, 2023.

GRANTOR:

James Watson

Judith Watson

STATE OF INDIANA
COUNTY OF TIPPECANOE

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **James Watson and Judith Watson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18TH day of December, 2023.

Notary Public DOUGLAS J. DIEBOLT
My Commission expires: 10/21/2028
RESIDENT OF TIPPECANOE COUNTY

DOUGLAS J. DIEBOLT
Notary Public, State of Indiana
Tippecanoe County
Commission Number NP0638123
My Commission Expires
October 21, 2028

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/21/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/21/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

