Karen Johnson Davidson County
Batch# 1087164 DEEDWARR
12/29/2023 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20231229-0100285

This instrument prepared by:
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STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2023.

Notary Public
My commission expires: 3/6/24

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bill to:**	**Tax Information**
FERNANDO COLLADO RIVERA II 2065 NASHBORO BLVD. NASHVILLE, TN 37217	Paramount Residential Mortgage Group, Inc., 1265 Corona Pointe Court, Suite 301 Corona, CA 92879	135 12 0A 033.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN NEIL LAWSON, AS EXECUTOR OF THE ESTATE OF RICHARD WAYNE WATKINS, DECEASED, and KEVIN NEIL LAWSON, INDIVIDUALLY, AS DEVISEE OF THE ESTATE OF RICHARD WAYNE WATKINS, DECEASED** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **FERNANDO COLLADO RIVERA II, A MARRIED MAN, and ZULMA IVETTE RIVERA ARROYO, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee, his successors 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 Unit No. 2065 and Garage Unit No. 2065-G, on the Plan of Nashboro Village Twelve Condominium, of record in Book 4675, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being further established by the Master Deed for Nashboro Village Twelve Condominiums, a Horizontal Property Regime, of record in Book 4827, Page 30, as amended in Book 6153, Page 252, and Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Richard Wayne Watkins, an unmarried man, by Warranty Deed from Kevin Lawson, an unmarried man, of record in Instrument No. 20171204-0123387, in the Register's Office for Davidson County, Tennessee, dated December 4, 2017 and recorded on December 4, 2017. The said Richard Wayne Watkins died on September 1, 2023 (testate), devising subject property to Kevin Neil Lawson. See Probate Case No. 23P1988, Davidson County Circuit Court.

died on September 1, 2023 (testate), devising subject property to Kevin Neil Lawson. See Probate Case No. 23P1988, Davidson County Circuit Court.

This property is improved property known as 2065 NASHBORO BLVD, NASHVILLE, TN 37217.

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 28 day of December, 2023.

Executor of the Estate of Richard Wayne Watkins

KEVIN NEIL LAWSON, Executor of the Estate of RICHARD WAYNE WATKINS, deceased

KEVIN NEIL LAWSON, Devisee of the Estate of RICHARD WAYNE WATKINS, deceased

STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, KEVIN NEIL LAWSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and further acknowledged that she is the duly appointed Executor of the Estate of RICHARD WAYNE WATKINS, deceased, and as such Executor executed the within instrument, and as such Executor is authorized to execute the within instrument for the purposes therein contained.

Witness my hand in Cincinnati (city) Ohio (state), this 28 day of December, 2023.

Notary Public

My Commission expires: 11/18/2026 (seal)

JOSH ROSE
Notary Public
State of Ohio
My Comm. Expires
November 18, 2026

Certification of Recorded Documents

I, Julia Wyatt, 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 December 29, 2023.

(AFFIANT) Julia Wyatt

12/29/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 29th day of December, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA A. NICHOLS
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY