NEW OWNER:
Michael Poirier
2222 Fernwood Drive
Nashville, TN 37216

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-433

MAP & PARCEL
073-05-0-001.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1094701 DEEDWARR
01/26/2024 10:39:30 AM 7 pgs
Fees: $38.00 Taxes: $1,258.00
20240126-0005420

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS ($340,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Clarissa Williams, Lauren Watts and Blake Watts, Heir-at-Laws of Heirs of Paul H. Watts, Sr.** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Michael Poirier, an unmarried man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 262, Plan of Dalewood Section 4, of record in Book 1835, Page 21, register's office for said county.

Said Lot No. 262 fronts 81 feet on the Westerly side of Fernwood Drive and extends back 158.2 feet on the Northwesterly line and 157 feet on the Southeasterly line, to a dead line in the rear measuring 81 feet thereon.

Being the same property conveyed to Paul Howard Watts, Sr. and Virginia M. Watts, husband and wife by Warranty Deed from Paul Howard Watts, Sr. and Virginia M. Watts who acquired title incorrectly as Virginia C. Watts, husband and wife of record in Instrument No. 20110817-0063737 Register's Office for Davidson County, Tennessee, dated August 02, 2011 and recorded on August 17, 2011.

Virginia M. Watts passed away on January 2, 2023, and had remained married to Paul Howard Watts, Sr., without intervening legal separation or divorce, from the time of acquisition of this property until her passing, thereby vesting title in Paul Howard Watts, Sr. as surviving tenant by the entirety.

Paul Howard Watts, Sr. died intestate on March 9, 2023 in Davidson County, Tennessee, leaving three (3) heirs at law, Clarissa Williams, daughter, Lauren Watts, granddaughter, and Blake Watts, grandson. Probate for the Estate of Paul H. Watts was opened in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) under Case No. 23P1300, and Clarissa Williams was appointed Administrator of the Estate. Paul Howard Watts, Sr. and Paul H. Watts are one and the same for the purposes contained herein.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22nd day of January, 2024.

Heirs of Paul H. Watts, Sr.

By: Clarissa Williams Heir at Law
Clarissa Williams, Heir-at-Law

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Clarissa Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of January, 2024.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22 day of January, 2024.

Heirs of Paul H. Watts, Sr.

By: Lauren Watts Heir at Law 01-22-2024
Lauren Watts, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Lauren Watts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of January, 2024.

Teddy Callahan
NOTARY PUBLIC

My commission expires: 9/5/2027

TEDDY CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 22 day of January, 2024.

Heirs of Paul H. Watts, Sr.

By: Blake Watts
Blake Watts, Heir-at-Law

STATE OF TENNESSEE
COUNTY OF MONROE

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Blake Watts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of January, 2024.

M. Candis Thompson
NOTARY PUBLIC

My commission expires: 1.4.2025

M CANDIS THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **340,000.00**.

Christy Malone-Smith

AFFIANT

Sworn to and subscribed to before me this 22nd day of January, 2024.

LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 06-28-25

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 22, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY