Karen Johnson Davidson County
Batch# 1102225 DEEDWARR
02/20/2024 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20240220-0011161

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Taylor Burchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATHLEEN HALE MCCLELLAN NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY STATE OF 2-16-2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-14

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alexander Pierce Watkins and Taylor Alexandra Burchell	Same as Owner	147 02 0 120.00
(NAME) 445 Bellingrath Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Stephen R. Dernlan and Vicki Dernlan, husband and wife** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Alexander Pierce Watkins, a single man, and Taylor Alexandra Burchell, a single woman, as joint tenant with rights of survivorship** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"):

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Abbay Hall, Section II, of record in Plat Book 2331, page 38, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen R. Dernlan and Vicki Dernlan, Tenants by the Entirety, by Warranty Deed from Thomas Bailey and Margaret Bailey, Husband and Wife, of record in Instrument No. 20180712-0067415, in the Register's Office of Davidson County, Tennessee, dated July 03, 2018 and recorded on July 12, 2018.

This is improved property located at 445 Bellingrath Drive, Nashville, TN 37211.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenant with heirs that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenant with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenant and bind themselves, and their and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed effective as of the 16 day of February, 2024.

GRANTORS:

Stephen R. Dernlan

Vicki Dernlan

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Stephen R. Dernlan and Vicki Dernlan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 16 day of February, 2024.

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 10-26-25

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2/14/2024.

Date

Affiant Signature

2/14/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of February, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

