This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $236,000.00.

Affiant

Subscribed and sworn before me this the 29th day of January, 2024.

Notary Public
My commission expires: 9-21-24

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeremiah Watson	New Owner	064-05-0 109.00
211 Capital St.		
Old Hickory, TN 37138		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARSHALL WATSON, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEREMIAH WATSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Revision of Lots 1 - 4, Block "I", Hadley's Bend City, of record in Instrument No. 20051110-0136284, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marshall Watson, by deed dated 10/12/2018, from Music City Handymen, LLC, of record in Instrument No. 20181016-0102350, Register's Office for said County.

Sue Ann Watson the spouse of Marshall Watson, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEE.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 211 Capital St., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 1108349 DEEDWARR
03/07/2024 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $873.20
20240307-0015747

Witness my hand this the 29th day of January, 2024.

Marshall Watson

STATE OF KS
COUNTY OF Haskell

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marshall Watson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of January, 2024.

My commission expires: 3/3/24

SUZAN KIMBALL
Notary Public - State of Kansas
My Appt. Expires 3/3/24

Notary Public

Witness my hand this the 29th day of January, 2024.

Sue Ann Watson by Lloyd Marshall Watson a/k/a Attorney in Fact
Sue Ann Watson
By: Lloyd Marshall Watson a/k/a Marshall Watson, as Attorney-in-Fact

STATE OF KS.
COUNTY OF Haskell

On this 29th day of January, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared Lloyd Marshall Watson a/k/a Marshall Watson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sue Ann Watson, by Financial and Medical General Durable Power of Attorney dated April 25th, 2014, and said Financial and Medical General Durable Power of Attorney appearing of record in of record in Instrument No. 202403070015746, Register's Office of Davidson County, Tennessee, and who acknowledged that he executed the same as the free act and deed of Sue Ann Watson.

Witness my hand and official seal this 29th day of January, 2024.

My Commission Expires:
3/3/24

SUZAN KIMBALL
Notary Public - State of Kansas
My Appt Expires 3/3/24

Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-29-24.

Affiant Signature

3-6-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY