WARRANTY DEED

Karen Johnson
Batch # 1116515
03/28/2024 02:35:20 PM
Fees: $13.00 Taxes: $1,505.90

Davidson County
DEEDWARR
2 pgs

20240328-0021740

BS-EH-24-9[illegible].

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LORAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lyndsay Blair Joseph Watt	**U.S. Bank National Association**	
(NAME)	(NAME)	
931 Silverdene Pl	**2800 Tamarack Road**	**082-12-0-245.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Owensboro, KY 42301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EASY HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYNDSAY BLAIR JOSEPH WATT, A MARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Plan of D. D. Phillips Silverdene Park Subdivision of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Easy Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Stephen F. Meade of record in Instrument No. 20220809-0090616 Register's Office for Davidson County, Tennessee, dated July 29, 2022 and recorded on August 09, 2022.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.
- Prenuptial Agreement of record in Instrument Number 20150917-0094276, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **931 Silverdene Pl, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 27th DAY OF MARCH, 2024.

Easy Holdings, LLC

BY:_____
Robert F. Norris
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ROBERT F. NORRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of EASY HOLDINGS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 27th of March, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212