Karen Johnson Davidson County
Batch# 1121569 DEEDWARR
04/11/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,256.15
20240411-0025625

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00.

Allison Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2024.

Notary Public
MY COMMISSION EXPIRES: _____
File No. G24-20717

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Allison Bailey and Gary Bailey (NAME)	New Owner (NAME)	104-02-0L-108-00
820 Pine Terrace Drive (STREET ADDRESS)	(STREET ADDRESS)	
Brentwood TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Don A. Watson, Jr., an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison Bailey and Gary Bailey, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3229 of the Magnolia Court Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7295, Page 869 amended in Instrument 201611210122513, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is herby made to the Plat of the Magnolia Court Condominium shown as Exhibit D to the Master Deed of record in Book 7295, Page 869 amended in Instrument 201611210122513, said Register' s Office, for a more complete identification and description of said unit. Said unit is located on a portion of Lot Nos. A and part of Con the Plan of Acklen Park, Block 31, of record in Book 421, Page 107, said Register's Office, to which plan reference is also hereby made.

Being the same property conveyed to Sandra K. Watson and husband, Don A. Watson, Jr. by Deed dated April 26, 2012, recorded April 27, 2012, in Instrument Number 20120427-0036049, in the Register's Office of Davidson County, Tennessee. The said Sandra K. Watson died August 17, 2020, leaving Don A. Watson, Jr. as tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3229 West End Circle, Nashville, TN 37203.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 10th day of April, 2024.

Don A. Watson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2024, before me personally appeared Don A. Watson, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2024.

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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 4/10/24.

Date

Affiant Signature

4/10/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

