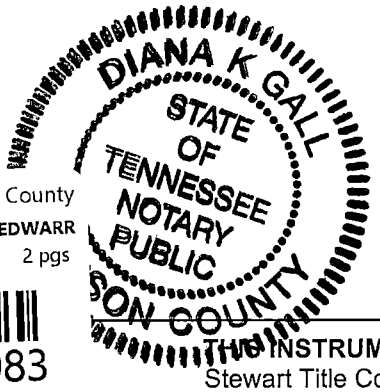
WARRANTY DEED



Karen Johnson
Batch # 1124840
04/19/2024 09:50:48 AM
Fees: $13.00 Taxes: $3,052.50

Davidson County
DEEDWARR
2 pgs



20240419-0028083

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 9-6-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Thompson	Matthew Thompson	132-01-0-191.00
(NAME)	(NAME)	
4121 Outer Drive	4121 Outer Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Melissa Caldwell, married and Priscilla Maxwell, married,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Matthew Thompson and Erika Thompson, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 62 on the Map of Rolling Meadows, of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to George R. Watson and wife, Evelyn F. Watson by Warranty Deed from Herschel Greer, Trustee, with full power by deed from Third National Bank et Al, Trustees, dated 05/01/1950, of record in Book 1846, Page 465, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean Ann Holman Watson by Quitclaim Deed from George R. Watson and wife, Evelyn F. Watson, dated 05/07/1982, of record in Book 5882, Page 489, Register's Office for Davidson County, Tennessee.

The said Jean Ann Holman Watson died testate on 06/30/2023, leaving the said Melissa Watson Caldwell and Priscilla Watson Maxwell as his/her sole heirs at law as evidenced in Affidavit of Heirship recorded in Instrument 20230906-0069763 and Instrument 20230906-0069764.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4121 Outer Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 18th day of April, 2024.

Melissa Caldwell

Priscilla Maxwell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Caldwell and Priscilla Maxwell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of April, 2024.

Notary Public:
My Commission Expires: 3/9/2027

JOHN M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129