This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 1142536 DEEDWARR
06/04/2024 08:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20240604-0041430

WARRANTY DEED

THIS INDENTURE, made this 2 day of May, A.D., 2024, by and between

Brendan J. Watts and Brooke R. Bernhardt nka Brooke R. Watts, husband and wife

First Parties, and

Regina Andrade Nealis and Daniel Timothy Nealis, wife and husband

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ———One and NO/100———Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Revised Plan of Section One, Shelby Heights of record in Plat Book 2330, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brendan J. Watts, an unmarried man and Brooke R. Bernhardt, an unmarried woman by Deed dated July 15, 2020 from Mindful Home Solutions, LLC, a Nevada Limited Liability Company recorded July 29, 2020, in Instrument Number 20200729-0083293, in the Official Records of Davidson County, Tennessee. Having since married, Brooke R. Bernhardt is now known as Brooke R. Watts.

OWNER:
Regina Andrade Nealis and Daniel Timothy Nealis
807 South 14th Street
Nashville, TN 37206

RESPONSIBLE TAXPAYER:
First Horizon Bank
PO Box 0054
Palatine, IL 60055-0054

CLT # 094-01-0-33100

MR-LX-661515

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Brendan J. Watts

× _____
~~Brooke R.~~ Bernhardt nka Brooke R. Watts

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Brendan J. Watts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of May, 20 24.

✓ _____
Notary Public

My Commission Expires:✓ 10-20-2027

ADRIANA ROSE ROSENBAUM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/20/2027 DICKSON COUNTY

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Brooke R. Bernhardt nka Brooke R. Watts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of May, 20 24.

✓ _____
Notary Public

My Commission Expires:✓ 10/20/2027

ADRIANA ROSE ROSENBAUM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/20/2027 DICKSON COUNTY

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 515,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Williamson

Subscribed and sworn before me this the 3 day of June, 2024.

Signature of Notary Public

Notary Seal

Printed Name of Notary

12/19/2026
Commission Expiration

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

MR-LX-661515

Certificate of Authenticity

I, Adde Dilworth, 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 **May 2, 2024**.

Date

Affiant Signature

May 2, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **2** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025