Karen Johnson Davidson County
Batch# 1150957 DEEDWARR
06/26/2024 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240626-0047691

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 21st day of June, 2024.

Notary Public
My commission expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Ludim Ariel Reyes Reyes	**First National Bank of America**	**04216011700**
210 Donna Dr	241 E. Saginaw St.	
Madison, TN 37112	East Lansing, MI 48823	

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 HEREBY ACKNOWLEDGE, WE,

Stephanie Rogers, married and Kimberly Watts, unmarried and Arlynda Watts, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ludim Ariel Reyes Reyes, single

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:

Land in Davidson County, Tennessee, being Lot No. 11, Map of Blair Heights, Section IV, of record in Book 2331, Page 60, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Charles Watts by Warranty Deed from Gary W Neeley and wife, Suzanne Neeley, dated March 31, 2011, of record in Instrument No. 20110405-0026372, in the Register's Office for Davidson County, Tennessee. Charles Watts died intestate on 1/26/24 leaving Anna Watts, Stephanie Rogers, Kimberly Watts, and Arlynda Watts as his sole heirs. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 20240626004768 9 and Instrument No. 20240626004769 0, Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated 2/26/24 of record in Instrument No. 20240229-0014062, said Register's Office, Anna Watts conveyed her interest in subject property to Stephanie Rogers. Grantor herein makes oath that subject property is neither his/her principal residence nor the principal residence of his/her spouse and or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 210 Donna Dr, Madison, TN 37112.

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 in 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. 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.

Stephanie Rogers Date: 6/18/24

Kimberly Watts Date: 6/18/24

Arlynda Watts Date: 6/15/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Stephanie Rogers, Kimberly Watts, and Arlynda Watts, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June 2024.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B Leedom, 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 6/18/24.

Date

Affiant Signature

6/18/24

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 18th day of June, 2024.

Notary's Signature

My Commission Expires: 6/25/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY