THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** Karen Johnson Batch # 1158270 07/15/2024 12:48:47 PM Fees: $13.00 Taxes: $740.00 20240715-0053061 Davidson County DEEDWARR 2 pgs	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**. **Affiant** Subscribed and sworn to before me, this **11th day of July, 2024.** **Notary Public** **My commission expires:**

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Justin Rogers, Trustee of Sea Rock Trust dated August 16, 2023 **119 Spring Place Drive** **Nashville, TN 37214**	Same	**085 15 0A 019.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Stephen P. Watson and Erin Thomas-Watson, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Justin Rogers, Trustee of Sea Rock Trust dated August 16, 2023**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. 119 on the Plan of SPRING PLACE CONDOMINIUMS, of record in Plat Book 6250, Page 830, as amended in Book 7213, Page 125, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen P. Watson and Erin E. Thomas, Husband and Wife, by Warranty Deed from Laurie M. Holland, N/K/A Laurie H. Lee, Married, of record in Instrument No. 20041220-0150976, in the Register's Office of Davidson County, Tennessee, dated December 13, 2004, and recorded on December 20, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **119 Spring Place Drive, Nashville, TN 37214**.

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.

Witness my/our hand(s) this **11th day of July, 2024.**

Stephen P. Watson

Erin Thomas-Watson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 11th day of July, 2024, before me personally appeared Stephen P. Watson and Erin Thomas-Watson, 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 11th day of July, 2024.

Notary Signature
My commission expires: 11/3/25

