This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1159976 DEEDWARR
07/22/2024 08:08:11 AM 2 pgs
Fees: $13.00 Taxes: $1,024.90
20240722-0054406

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Damon Watters	**SAME AS OWNER**	MAP **114**
Po Box 422		GROUP **00 0**
Selma Oregon 97538		PARCEL **056.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Southeastern Investments IV LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Damon Watters,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING in the Eighth Civil District of Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at an iron stake in the North boundary of a 11.62 acre tract owned by Archie B. Hulan, runs thence West 110 feet, more or less, with a private road to a steel stake; thence South 155 feet, more or less, to a steel stake; thence East 110 feet, more or less, to a steel stake; thence North 155 feet, more or less, to the beginning.

Being the same property conveyed to Southeastern Investments IV LLC by Substitute Trustee's Deed from Robertson, Anschutz, Schneid, Crane & Partners, PLLC, as Substitute Trustee for PRLAP, Inc., Trustee, dated May 15, 2024 and filed of record May 23, 2024 in Instrument No. 20240523-0038562, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2024 Taxes and all subsequent years not yet due and payable.
2. No insurance is afforded as to the acreage or square footage contained in the insured property.
3. Utility Easement of record in Instrument No. 20040218-0018890 and corrected in Instrument No. 20111209-0096094 and Order in Instrument No.20071030-0127809, said Register's Office.

This is improved property known as **7490 Charlotte Pike, Nashville, Tennessee 37209.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Damon Watters, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered

unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 11th day of July 2024.

Southeastern Investments IV LLC, a Tennessee Limited Liability Company

Member

By: Eric Sox, Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Eric Sox, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Eric Sox, Managing Member** of **Southeastern Investments IV LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the a Tennessee Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 11th day of July 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $277,000.00.

AFFIANT

~~Subscribed and~~ sworn to before me on this 11th day of July 2024.

NOTARY PUBLIC
My Commission Expires: APR 2 2 2026

RACHEL L. HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY