Karen Johnson Davidson County
Batch# 1183938 DEEDWARR
09/20/2024 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20240920-0073148

Name and Address of New Owner:
MEC Construction LLC
2794 Sanford Rd
Nolensville 37135

Send Tax Statements To:
MEC Construction LLC
2794 Sanford Rd
Nolensville 37135

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24081183

Map and Parcel: 147 04 0 032.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Henry Watson, Jr.**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **MEC Construction LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 77 on the Plan of Beverly Heights, Section Two, as of record in Book 2331, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 136.27 feet on the easterly side of Foley Drive and extends back 229.6 feet on the northerly line and 231.4 feet on the southerly line to a dead line, which is a broken line, measuring 183.6 feet thereon

Being the same property conveyed to Joseph Henry Watson, Jr. by Executor's Deed filed for record on June 26, 2013 in Instrument Number 20130626-0065659, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Beverly Heights, Section Two of record in Book 2440, page 199; All matters as set forth per plat of record in Book 2331, page 42; all of said Register's Office.

This conveyance is further 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, and (5) other matters of public record.

This is unimproved property known as: 4824 Foley Drive, Nashville, TN 37211

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 18th day of September, 2024.

Joseph Henry Watson, Jr.

State of Tennessee

County of Davidson

Personally appeared before me, Joseph Henry Watson, Jr. with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th of September, 2024.

Notary Public
My Commission Expires: 8/17/2025

HOPE WILSON COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $75,000.00.

Affiant Signature

Subscribed and sworn to before me, this 18th day of September, 2024.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 9/18/24 (date of document).

Affiant Signature

9/20/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20th day of September, 2024.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 03/15/2025