This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4354-TM

Karen Johnson Davidson County
Batch# 1187832 DEEDWARR
09/30/2024 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,540.98
20240930-0075694

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $686,750.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2024.

Notary Public
My Commission Expires: 7/23/28

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Erin Juenemann and Sarah Juenemann 2415 Carter Avenue Nashville, TN 37206	New Owner	083 04 0 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William Douglas Edward Watts, a single man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sarah Juenemann and Erin Juenemann, a married couple,** 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:

Being land in Davidson County, Tennessee, being Lot No. 57 on the Map of ROSEBANK PARK, as of record in Plat Book 1835, Page 26, Register's Office for said County.

Said Lot No. 57 fronts 80 feet on the north side of Carter Street and runs back 125 feet on the east line and 228 feet on the west line to a dead line in the rear, on which it measures 130.6 feet.

Being the same property conveyed to William Douglas Edward Watts, by Special Warranty Deed from HSBC Bank USA, National Association as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2006-OP2 Asset Banked Pass-Through Certificates, of record in Instrument No. 20100505-0033841, in the Register's Office of Davidson County, Tennessee, dated April 21, 2010 and recorded on May 05, 2010.

This is improved or property located at: **2415 Carter Avenue, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2024.

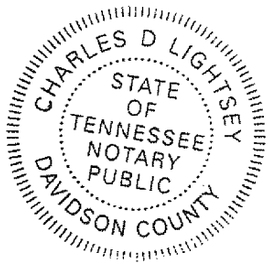
GRANTOR:

William Douglas Edward Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Douglas Edward Watts, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of September, 2024.



Notary Public
My Commission expires: 3/3/26

202409300075694

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 September 27, 2024

Affiant Signature

09/30/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this September 30, 2024

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY