WARRANTY DEED

Karen Johnson Davidson County
Batch# 1202588 DEEDWARR
11/07/2024 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,996.00
20241107-0086668

File No. AD-24-8129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,080,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JHG Construction, LLC	**New Owner**	
(NAME)	(NAME)	131-13-0-035.00
125 Prospect Hill		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Cory G. Watson and Mary J. Watson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JHG Construction, LLC, a Nebraska limited liability company**, HEREINAFTER CALLED THE GRANTEE, 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. 269 on the Plan of Tynewood Estates, Section 2, as of record in Book 2900, pages 89 and 90, Register's Office for said county, more particularly described as follows:

Beginning at a point in the Westerly margin of Skymont Drive, the common front corner of Lot No. 269 and 270 Thence along the line between said lots Westwardly 398.0 feet to a monument, the common rear corner of Lot No. 269 and 270 Thence Southwardly along the rear line of Lot No. 269, 313.6 feet to a monument in the Northerly margin of Tynewood Drive Thence Eastwardly along the Northerly margin of Tynewood Drive 241.7 feet to a monument, the beginning of a curve Thence around said curve Northeastwardly 37.2 feet to a monument in the Westerly margin of Skymont Drive Thence Northwardly along the Westerly margin of Skymont Drive 223.8 feet to the point of beginning.

Being the same property conveyed to Cory G. Watson and Mary J. Watson, husband and wife by Warranty Deed from Edward L. Hiland and wife, Sue J. Hiland of record in Instrument No. 202208170093365 Register's Office for Davidson County, Tennessee, dated August 16, 2022 and recorded on August 17, 2022.

This is property more commonly known as 1612 Tynewood Drive, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 this 4th day of November, 2024.

Cory G. Watson

Mary J. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2024, before me personally appeared Cory G. Watson and Mary J. 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 4th day of November, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Adde Dilworth, 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

November 4, 2024.

Date

Affiant Signature

November 4, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of November, 2024.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025