Karen Johnson Davidson County
Batch# 1203483 DEEDWARR
11/13/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20241113-0088150

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Jessica Watts and Ben Watts
624 Dutchmans Drive
Nashville, TN 37076

SEND TAX BILLS TO:
American Pacific Mortgage Corporation
3000 Lava Ridge Court, Suite 200
Roseville, CA 95661

WARRANTY DEED

(Map 075-07-0; Parcel 125.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **RONALD KEITH NEWSOM, AN UNMARRIED MAN**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **JESSICA WATTS AND BEN WATTS, MARRIED,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being Lot No. 199, Section I, Highlands of Tulip Grove, as of record in Book 4675, Page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

SAID Lot No. 199 fronts 80 feet on the South side of Dutchmans Drive and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Jerry D. Nevill and wife, Deborah Nevill, by Warranty Deed dated May 13, 1980, from Don Travis Combs and wife, Montie E. Combs, recorded May 15, 1980, in Book 5602, Page 523, in the Register's Office of Davidson County, Tennessee. The said Jerry D. Nevill died on March 8, 2016, leaving the subject property vested in Deborah Nevill, as surviving tenant by the entirety. Further conveyed to Deborah Nevill Newsom and husband, Ronald Keith Newsom, by Quitclaim Deed from Deborah Nevill Newsom, dated June 27, 2018, and recorded June 27, 2018, in Instrument No. 20180627-0062111, in said Register's Office. The said Deborah Nevill Newsom died on January 13, 2023, leaving the subject property vested in Ronald Keith Newsom, as surviving tenant by the entirety. See Also Affidavit of Heirship in Instrument No. 20230207-0008908, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 624 Dutchmans Drive, Nashville, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2024 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 11th day of November, 2024.

Ronald Keith Newsom

RONALD KEITH NEWSOM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Keith Newsom, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of November, 2024.

Notary Public

My Commission Expires: 3-31-27

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $255,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of November, 2024.

Notary Public

My commission Expires: 3-31-27

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2024-342

True Copy Certification

I, Grace Tant, 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 the 11 day of November, 2024.

Grace Tant

Affiant Signature

11/11/24

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 11 day of November, 2024.

Notary's Signature

My Commission Expires: 3.24.27

Notary' Seal (if on paper)

