Karen Johnson Davidson County
Batch # 1234743 DEEDWARR
02/06/2025 10 01 38 AM 2 pgs
Fees $13 00 Taxes $1,323 49
20250206-0009024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 7.17.28

(AFFIX SEAL)

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JULY 17, 2028

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH25-08965

Address of New Owner:	Send Tax Bills to:	Tax Information:
Morgan Jergens 629 Debbie Drive Hermitage, TN 37076	NEW OWNER	Parcel # 076-05-0-085.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Douglas Austin Watson, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Morgan Jergens, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land 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 Lot No. 87 on the Plan of Hidden Hills, of record in Book 4860, Page 43, Register's Office for Davidson County, Tennessee, to where a more complete and accurate description of said lot can be found.

Being the same property conveyed to Faye L. Bright, unmarried by Warranty Deed from Marion Thurman Builders, a sole proprietorship composed of Marion Thurman and wife, Eva M Thurman of record in Book 5676, page 954, Register's Office for Davidson County, Tennessee, dated November 10, 1980 and recorded on November 12, 1980

Being the same property conveyed to Douglas Alan Watson and wife, Tammy A. Watson by Quitclaim Deed from Faye L Bright, unmarried of record in Book 10240, page 595, Register's Office for Davidson County, Tennessee, dated October 25, 1996 and recorded on October 29, 1996 and Re-Recorded Quitclaim Deed recorded on December 10, 1996, In Book 10286, Page 166.

Being the same property conveyed to Douglas Austin Watson, an unmarried man by Warranty Deed from Douglas Alan Watson and wife, Tammy A Watson of record in Instrument No 20200825-0096068 Register's Office for Davidson County, Tennessee, dated August 21, 2020 and recorded on August 25, 2020

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as. 629 Debbie Drive, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 4th day of February, 2025

Douglas Austin Watson
Douglas Austin Watson

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Douglas Austin Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Mt Juliet, Tennessee, this 4th day of February, 2025

Sandra L. Mitsos
Notary Public

My Commission Expires. 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON