398

Karen Johnson Davidson County
Batch # 1239022 DEEDWARR
02/20/2025 02 49 11 PM 2 pgs
Fees $13 00 Taxes $4,532 50

20250220-0012538

This instrument prepared by
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number 1-23846-MC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,225,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of February, 2025

ANGELA Y. ROSTON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public
My Commission Expires 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Leslie L Watkins, Trustor and/ or Trustee of The Watkins Trust dated January 11, 2019 294 33rd Avenue North Nashville, TN 37209	SAME AS NEW OWNER	092 13 0 403 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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **S. Scott Underwood and Scott N. Moore, a married couple**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **The Watkins Trust dated January 11, 2019, Leslie L. Watkins, Trustor and/ or Trustee of**, hereinafter called the Grantee(s), his/her/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 56, HORTENSE PLACE, as shown on plat of record in Plat Book 161, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Scott N. Moore and S. Scott Underwood, by Warranty Deed from Brett H. Massey Unmarried, of record in Instrument No. 20041222-0152419, in the Register's Office of Davidson County, Tennessee, dated December 16, 2004, and recorded on December 22, 2004.

This is ☒ improved or ☐ unimproved property located at **294 33rd Avenue North, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2025 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 18th day of February, 2025

GRANTOR:

S. Scott Underwood

Scott N. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **S. Scott Underwood and Scott N. Moore,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 18th day of February, 2025

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires. 11-8-2028