Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000 00

Charles Clinton Birchmore Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 5/9/2026
(AFFIX SEAL)

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Charles Clinton Birchmore, Jr and Ricanne Perkins Birchmore	CMG Mortgage, Inc dba Team Steelman Mortgage	155 08 0E 046 00
(NAME) 1309 Hatteras Way	(NAME) 3160 Crow Canyon Rd Ste 400	
(ADDRESS) Nashville, TN 37221	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I, **Carole Watson, a widow**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Charles Clinton Birchmore, Jr. and Ricanne Perkins Birchmore, husband and wife**, 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

Land in Davidson County, Tennessee, being Lot No 23 on the Plan of the Resubdivision of Bellevue Highlands, Phase 2, a Planned Unit Development, of record in Instrument No 200102020010403, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jay Watson and Carole Watson, husband and wife, by Warranty Deed dated April 18, 2002, from The Jones Company Custom Homes of Tennessee, Inc , a Tennessee corporation, of record in Instrument No 20020418-0049581, Register's Office for Davidson County, Tennessee The said Jay Watson (aka Jay David Watson) having since died intestate, on April 12, 2024, the property is vested in his wife, Carole Watson as the surviving tenant by the entirety

Karen Johnson Davidson County
Batch # 1247909 **DEEDWARR**
03/19/2025 10 38 18 AM 2 pgs
Fees $13 00 Taxes $2,312 50

20250319-0019545

This conveyance is subject to (a) all restrictions of record, (b) all easements of record, (c) all visible easements, (d) all matters appearing on the plan(s) of record, and (e) all matters referenced in the master deed and by-laws, and (f) all applicable government and zoning regulations
This is improved property, known as 1309 Hatteras Way, Nashville, TN 37221

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this 18th day of March, 2025

Carole Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Carole Watson, a widow, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 18th day of March, 2025

Notary Public

My Commission Expires

(SEAL)

