Karen Johnson Davidson County
Batch# 1248778 DEEDWARR
03/21/2025 07:39:30 AM 6 pgs
Fees: $33.00 Taxes: $673.40
20250321-0020897

Prepared by:
Perrone & Young
400 Sugartree Lane, #220
Franklin TN 37064-3073
615 / 373.6910

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
ZEC Rentals, LLC, a Tennessee limited liability company 736 Berkshire Drive Old Hickory TN 37238	Same	075 11 0 139.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer is $182,000.00

AFFIANT

Sworn to and subscribed before me this 12 day of March 2025.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Richard Watwood,** a married man, (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto the said **ZEC Rentals, LLC**, a Tennessee limited liability company (the "Grantee"), its successors, and assigns, certain real estate in Nashville, Davidson County, Tennessee, as described on **Exhibit A** hereto which is incorporated herein by reference.

THIS IS IMPROVED PROPERTY KNOWN AS:
806 RACHEL'S VIEW, HERMITAGE,
DAVIDSON COUNTY, TENNESSEE 37076.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, ZEC Rentals, LLC, a Tennessee limited liability company, its successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this 12th day of March 2025.

GRANTOR: Richard Watwood

RICHARD WATWOOD

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned, a Notary Public in and for said state and county, personally appeared **Richard Watwood**, **one in the same Richard M. Watwood and / or Richard Mark Watwood** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within-named bargainor, and that he executed the foregoing General Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal, at office in Franklin, Tennessee, this 12th day of March 2025.



Mildred A. Selman

MILDRED A. SELMAN, Notary Public

My Commission Expires: 07.11.2027

Angela Watwood, wife of Richard Mark Watwood, joins in this Quitclaim Deed for the sole purpose of conveying any marital interest she may have in the property herein conveyed.

ANGELA BUSH WATWOOD

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Angela Watwood**,* the bargainor, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. *Bush

WITNESS my hand and official seal at Franklin, Tennessee this 12th day of March 2025.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MILDRED A. SELMAN, Notary Public

My commission expires: 07.11.2027

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 61-A of the Zone Lot Division of lots 49 thru 69 and Lots 71, 72, 73, 75, 76, 77 and 79 Rachel's Square, Section 2, of record in Plat Book 6250, page 541, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LINDA HICKS AND RICHARD MARK WATWOOD, by deed from ANGELA R. COCHRAN, MARRIED, of record in Instrument No. 20060530-0063043, dated May 24, 2006, said Register's Office.

LINDA HICKS further conveyed to RICHARD M. WATWOOD, by quitclaim deed of record in Instrument No. 20130430-0043050, dated April 30, 2013, said Register's Office.

RICHARD M. WATWOOD further conveyed to LINDA HICKS, by quitclaim deed of record in Instrument No. 20131216-0126865, dated December 14, 2013, said Register's Office.

LINDA HICKS further conveyed to RICHARD WATWOOD, by quitclaim deed of record in Instrument No. 20141230-0118947, dated December 30, 2014, said Register's Office.

RICHARD M. WATWOOD, RICHARD WATWOOD AND RICHARD MARK WATWOOD BEING ONE IN THE SAME.

THE SAID ANGELA WATWOOD AND ANGELA BUSH WATWOOD BEING ONE IN THE SAME.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2025, a lien not yet due and payable, and subsequent years, which are expressly assumed by Grantee.

2. All matters shown on the Plan of record in Plat Book 6250, Page 541, Amending Plat Book 5200, Page 623, 624 and 625, Book 6231, Pages 64 and 66, also amended in Book 6250, Pages 538 through 543, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6455, Page 135, Book 6619, Page 777, and as amended in Book 8030, Page 757, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of record in Book 6619, Page 782, in the Register's Office for Davidson County, Tennessee.

5. Rules and Regulations of record in Book 11627, Page 594, in the Register's Office for Davidson County, Tennessee.

6. Charter of Rachel's Square Homeowner's Association of record in Book 6683, Page 576 and in Book 8030, Page 759, in the Register's Office for Davidson County, Tennessee.

7. Grant of Easement of record in Instrument Number 20120521-0043892, in the Register's Office for Davidson County, Tennessee.

8. Grant of Easement of record in Instrument Number 20150211-0012558, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Celia Stewart Rouse, 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 3/12/25.

Celia Stewart Rouse
Affiant Signature

3/12/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 12th day of March, 2025

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY