WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254803 DEEDWARR
04/01/2025 12:25:30 PM 5 pgs
Fees: $28.00 Taxes: $1,424.50
20250401-0024640

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$385,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 25th DAY OF MARCH, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 350225

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Ward Smith Watson and Karen Lee Watson 624 Saint Jules Lane Nashville, TN 37211	New owners	173 09 0A 095.00 CO

For and in consideration of the sum of Three Hundred Eighty-Five Thousand And 0/100 ($385,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

TIMOTHY SCOTT SANDERS AND CHRISTIE PATRICE ROBERTS N/K/A CHRISTIE PATRICE DENNEY, DEVISEES UNDER LW&T OF MARTHA JANE SANDERS

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

WARD SMITH WATSON AND KAREN LEE WATSON, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 89 on the Plan of Lenox Village, Revision One, Section Two, a Planned Unit Development, as of record in Instrument No. 20020731-0091872, 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 Martha Jane Sanders, an unmarried woman, by Warranty Deed, from Justin B. McElfish and wife, Katie J. Harrington McElfish, dated March 25, 2005, and recorded on March 29, 2005, of record in Instrument No. 20050329-0033282, Register's Office for Davidson County, Tennessee.

The said Martha Jane Sanders subsequently died testate on or about July 27, 2024, and her Last Will and Testament has been admitted for probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 24P1867. Pursuant to the terms of the Last Will & Testament of Martha Jane Sanders, the property vested into her children: Timothy Scott Sanders and Christie Patrice Roberts.

Christie Patrice Roberts being now known as Christie Patrice Denney.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 624 Saint Jules Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR THE ESTATE OF MARTHA JANE SANDERS to WARD SMITH WATSON AND KAREN LEE WATSON FOR THE TRANSFER OF PROPERTY LOCATED AT 624 SAINT JULES LANE, NASHVILLE, TN 37211.]

Witness our/my hand on the 25th day of March, 2025.

Christie Patrice Denney

STATE OF Illinois
COUNTY OF Clark

Before me, the undersigned, of the state and county aforesaid, personally appeared Christie Patrice Denney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2025.

OFFICIAL SEAL
JASON DEAN ROBERTS
Notary Public, State of Illinois
Commission No. 991226
My Commission Expires May 23, 2028

Notary Public
My Commission Expires: 5/23/2028

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR THE ESTATE OF MARTHA JANE SANDERS to WARD SMITH WATSON AND KAREN LEE WATSON FOR THE TRANSFER OF PROPERTY LOCATED AT 624 SAINT JULES LANE, NASHVILLE, TN 37211.]

Witness our/my hand on the 25th day of March, 2025.

Timothy Scott Sanders

STATE OF FLORIDA
COUNTY OF SANTA ROSA

Before me, the undersigned, of the state and county aforesaid, personally appeared Timothy Scott Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

Physical Presence. Produced ID: DL.

Witness my hand and official seal this 24 day of March, 2025.

Notary Public
My Commission Expires: 8-4-2028

NOTARY PUBLIC • STATE OF FLORIDA •
Steven E. McDonald
Notary Public, State of Florida
My Commission Expires 08/04/2028
Commission No. HH 514746

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 25, 2025**.

Affiant Signature

April 1, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

1st day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires