RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-28998-25

Karen Johnson Davidson County
Batch# 1260199 DEEDWARR
04/15/2025 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250415-0028655

WARRANTY DEED

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON LD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Patricia Ann Lunday
AFFIANT PATRICIA ANN LUNDAY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH day of APR 2025

NOTARY PUBLIC
DENISE DELOZIER
My commission expires: JULY 26, 2025

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Southall Watts 311 Seven Springs Way #101 Brentwood, TN 37027	Same address as new owner	160-15-0D-001-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY THOUSAND AND 00/100 Dollars ($ 440,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Patricia Ann Lunday, unmarried**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Jonathan Southall Watts, unmarried man**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 1 in Phase 1, St. Martin Square at Seven Springs Condominiums, as established under that Master Deed of record in Instrument #20060310-0028319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patricia Ann Lunday, unmarried, from Rebecca Cooper, unmarried, by Warranty Deed dated July 7, 2014 and recorded July 10, 2014 in Instrument #20140710-0060678, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 311 Seven Springs Way, #101, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 10 day of April, 2025

GRANTOR(S)

Patricia Ann Lunday

Patricia Ann Lunday

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Patricia Ann Lunday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10TH day of APR, 2025.

Notary Public

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Denise Delozier

Printed Notary Name

My commission expires: JULY 26, 2025

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **4/10/25** (date of document)

4/15/25

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **15** day of **April**, 202**5**.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY