THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38526-02-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $760,000 00 Alexander Richard Simmons Affiant Subscribed and sworn to before me this 1st day of May, 2025. Margaret H Taylor Notary Public My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

WARRANTY DEED

Address New Owner: Alexander Richard Simmons, Anne Grace Cox 3614 Meadowbrook Avenue Nashville, TN 37205	**Send Tax Bills To:** Legacy Home Loans dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	**Tax Information:** Map and Parcel No.: 10405026200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Curtis L. Watkins II, and Mary Silva Doctor, Trustees of the Curtis Watkins & Mary Silva Doctor Living Trust, established by the Revocable Trust Agreement of Curtis L. Watkins II and Mary Silva Doctor dated November 8, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Richard Simmons and Anne Grace Cox, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3614 Meadowbrook Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch # 1267465 DEEDWARR
05/01/2025 02 52 17 PM 3 pgs
Fees $18 00 Taxes $2,812 00

20250501-0033870

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of May, 2025.

Trustee

Curtis L. Watkins II, Trustee of the Curtis Watkins & Mary Silva Doctor Living Trust, established by the Revocable Trust Agreement of Curtis L Watkins II and Mary Silva Doctor dated November 8, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Curtis L. Watkins II with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Trustee of the Curtis Watkins & Mary Silva Doctor Living Trust, established by the Revocable Trust Agreement of Curtis L. Watkins II and Mary Silva Doctor dated November 8, 2023, and as such Trustee executed the within instrument for the purposes therein contained

Witness my hand, at office this 1st day of May, 2025.

GERALD G PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

Notary Public Gerald G. Patterson

My Commission Expires 7-7-2027

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2025.

Mary Silva Doctor, trustee

Mary Silva Doctor, Trustee of the Curtis Watkins & Mary Silva Doctor Living Trust, established by the Revocable Trust Agreement of Curtis L. Watkins II and Mary Silva Doctor dated November 8, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Silva Doctor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustees of the Curtis Watkins & Mary Silva Doctor Living Trust, established by the Revocable Trust Agreement of Curtis L. Watkins II and Mary Silva Doctor dated November 8, 2023, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2025

Notary Public

My Commission Expires.
7-7-2027

EILEEN K HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 459 on the Map of Richland Realty Company's Subdivision "C" as of record in Book 421, page 31, Register's Office for said County

Said Lot No 459 fronts 60 feet on the northerly side of Meadowbrook Avenue and runs back 192 1/2 feet on the west line and 201.6 feet on the east line to an alley, and measures 60.8 feet on said alley.

Being the same property conveyed to Curtis Watkins and Mary Silva Doctor, husband and wife, by deed from Seldon H Cunningham, III, married, of record in Instrument No. 20190516-0046178, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 8, 2023 of record in Instrument No. 20231120-0090313, Register's Office for Davidson County, Tennessee, Curtis L Watkins II and wife, Mary Silva Doctor conveyed subject property to Curtis L. Watkins II and Mary Silva Doctor, Trustees of the Curtis Watkins & Mary Silva Doctor Living Trust, established by the Revocable Trust Agreement of Curtis L. Watkins II and Mary Silva Doctor dated November 8, 2023, as amended and restate from time to time, and of their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary.

This conveyance is made subject to:

1 State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10405026200.

2. All matters appearing on the Plan of record as Book 421, page 31, Register's Office for Davidson County, Tennessee.

3 Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5149, Page 178, Register's Office for Davidson County, Tennessee