WARRANTY DEED

Karen Johnson Davidson County
Batch# 1270381 DEEDWARR
05/08/2025 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,961.00
20250508-0035989

File No. AP-25-9490

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 11/15/2028

(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Heather Zuo	New Owner	
(NAME)	(NAME)	103-01-0T-001.00-CO
801 Watts Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Kimberly Sawyer, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Zuo, a single woman** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of 807 Watts Lane, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 807 Watts Lane, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20200722-0080285, as amended in Instrument No. 20200819-0093711, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Amendment to the Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kimberly Sawyer, a Single Woman by Warranty Deed from BRG, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211018-0139363 Register's Office for Davidson County, Tennessee, dated October 15, 2021 and recorded on October 18, 2021.

This is property more commonly known as 801 Watts Lane, Nashville, TN 37209

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THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 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/our hand this 30th day of April, 2025.

K SAWYER
Kimberly Sawyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2025, before me personally appeared Kimberly Sawyer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of April, 2025.

4 SEE ATTACHED

Notary Signature
My commission expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On April 30, 2025 before me, Charles Fisher, Notary Public
(insert name and title of the officer)

personally appeared Kimberly Sawyer,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHARLES FISHER
Notary Public - California
Los Angeles County
Commission # 2511582
My Comm. Expires Feb 19, 2029

Signature _____ **(Seal)**

Clear Form Print Form

Certificate of Authenticity

I, Joshua A. Terry, 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 4/30/25.

Affiant Signature – Joshua A. Terry

5/6/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/6/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27