This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5846-TM

Karen Johnson Davidson County
Batch# 1271701 DEEDWARR
05/12/2025 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20250512-0037043

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $549,900.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2025.

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 10-25-2026

Notary Public
My Commission Expires: 10-25-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rachel Watkins Charles Watkins 1713 Eastwick Lane Nashville, TN 37221	Steadfast Mortgage 408 Highway 76 Whitehouse, TN 37188	141 05 0A 599.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Khalid Abbady and Megan Abbady, husband and wife (individually and/or collectively, "Grantor"), transfer and convey unto Rachel Watkins and Charles Watkins, wife and husband (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 599 on Plan of Final Plat, AVONDALE PARK, PHASE 3, SECTION 3 of record in Instrument No. 20170324-0028914, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Khalid Abbady and Megan Abbady, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20191113-0116856, in the Register's Office of Davidson County, Tennessee, dated November 12, 2019 and recorded on November 13, 2019.

This is improved property located at: **1713 Eastwick Lane, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 5th day of May, 2025

GRANTOR:

Khalid Abbady

Megan Abbady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Khalid Abbady and Megan Abbady, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of May, 2025.

CHARLES O. LIGHTSEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

True Copy Certification

I, Yvette Meldrum, 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 May 5, 2025.

Signature
May 5, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this May 5, 2025

Notary's Signature

My Commission Expires: 8.12.28

