Prepared by
Centennial Title Company, Inc
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1088

Karen Johnson
Batch # 1273675
05/15/2025 02 55.03 PM
Fees $13 00 Taxes $3,774 00

Davidson County
DEEDWARR
2 pgs

20250515-0038455

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie L. Watkins, Trustee of The Watkins Trust, dated January 11, 2019**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fred R. Harwell, Jr., as Trustee of the McGavock Trust dated April 30, 2025**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hidden Terrace of record in Plat Book 6250, Page 75, in the 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 Leslie Watkins, an unmarried woman by Warranty Deed from Michael B. Wilson, unmarried of record in Instrument No. 20210715-0095328 Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 15, 2021.

Being the same property conveyed to Leslie Watkins, Trustee of The Watkins Trust, dated January 11, 2019 by QuitClaim Deed from Leslie Watkins, an unmarried woman of record in Instrument No. 20210830-0116827 Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on August 30, 2021. Leslei Watkins is also known as Leslie L. Watkins.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1431 McGavock Pike, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
McGavock Trust	PNC Bank, N.A.	072-08-0-022.00
1431 McGavock Pike	3232 Newmark Drive	
Nashville, TN 37216	Miamisburg, OH 45342	

WITNESS THE EXECUTION HEREOF this 13th day of May, 2025.

The Watkins Trust, dated January 11, 2019

Leslie L Watkins, Trustee

By: Leslie L. Watkins, Trustee

State of Tennessee)
County of Davidson)

On this 13th day of May, 2025, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Leslie L. Watkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, The Watkins Trust, dated January 11, 2019, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of The Watkins Trust, dated January 11, 2019, as Trustee.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,020,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of May, 2025.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON