This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5989-MC

Karen Johnson Davidson County
Batch# 1275995 DEEDWARR
05/21/2025 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $2,969.25
20250521-0039938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $802,500.00.

Affiant

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Subscribed and sworn to before me, this the 19th day of May, 2025.

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Holland and Lindsey Holland 5108B Indiana Avenue Nashville, TN 37209	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	091 11 0 151.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Carey Travis Watts, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Justin Holland and Lindsey Holland, husband and wife** (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. 1015, of Block 161 on the Plan of NO. 1 PLAN OF WEST NASHVILLE of record in Plat Book 57, Page 74 and 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 Carey Travis Watts, a married man, by Warranty Deed from Emily Scott Taylor f/k/a Emily Scott Cady, married, of record in Instrument No. 20220708-0078946, in the Register's Office of Davidson County, Tennessee, dated July 06, 2022 and recorded on July 08, 2022.

Heather Brianne Watts joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **5108B Indiana Avenue, Nashville, TN 37209**

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 19th day of May, 2025.

GRANTOR:

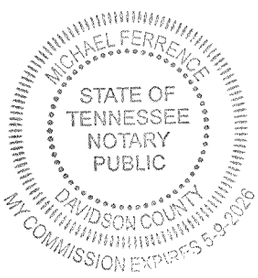
Carey Travis Watts

Heather Brianne Watts

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carey Travis Watts and Heather Brianne Watts,** 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 19th day of May, 2025.



Notary Public
My Commission expires: 5-9-26

202505210039938

True Copy Certification

I, **Tonya Cherry,** 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 this the 19 day of May, 2025.

Affiant Signature
Date 5/19/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

