Karen Johnson Davidson County
Batch# 1285548 DEEDWARR
06/18/2025 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,422.50
20250618-0047880

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510398

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$925,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 13 day of June, 2025.

Notary Public
My Commission Expires: 4-03-29

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 13th day of June, 2025, among:

ROBERT L. MARVIN A/K/A ROBERT LAWRENCE MARVIN,

UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ADAM WATTS AND NATALIE WATTS, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Ashley Park Subdivision, of record in Book 9700, page 823, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Together with an easement of a concrete drive as set out in Driveway Easement of record in Instrument No. 20050511-0053267, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heather M. Marvin and husband, Robert L. Marvin by deed from Great Southern Homes, Inc., dated May 4, 2005, of record in Instrument No. 20050511-0053266, Register's Office for Davidson County, Tennessee. The property was further conveyed to Robert L. Marvin (a/k/a Robert Lawrence Marvin) by deed from Heather M. Martin (a/k/a Heather Marie Marvin), dated October 4, 2023, of record in Instrument No. 20231114-0088759, said Register's Office.

FOR INFORMATIONAL PURPOSES ONLY: The property is also known as 5608 Montelle Lane, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Robert L. Marvin a/k/a Robert Lawrence Marvin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Robert L. Marvin a/k/a Robert Lawrence Marvin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of June, 2025.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03.07.2026

Owner Name & Property Address:

Name: Adam Watts and Natalie Watts
Address: 5608 Montelle Lane
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: CrossCountry Mortgage, LLC
Address: 2160 Superior Avenue
City, State, Zip: Cleveland, OH 44114

Tax ID: 161-14D-013.00

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 June 13, 2025.

Signature
June 13, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 13, 2025

Notary's Signature

My Commission Expires: 4-03-29

