RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Name and Address of New Owner:
Double G. Properties, LLC
612 21st Ave. North
Nashville, TN 37203

Karen Johnson
Batch # 1291659
06/30/2025 10 13 56 AM
Fees $13 00 Taxes $1,165 50
Davidson County
DEEDWARR
2 pgs
20250630-0051206

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
615 Shelley Dr
Mount Juliet, TN 37122

Map & Parcel(s):
092-07-0I-211.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Drew Joshua Watson, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Double G. Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit·

> Land in Davidson County, Tennessee, being Unit No 211, The 1865, A Condominium, and described in a Declaration Establishing The 1865, A Condominium, of record in Instrument No. 20190314-0023483 and amended in Instrument Numbers 20190712-0068003, 20191007-0102697, and 20191010-0104084, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.
>
> Being the same property conveyed to Drew Joshua Watson, an unmarried man by Warranty Deed from Susan R. Lambreth, a married person of record in Instrument No. 20220110-0002528 Register's Office for Davidson County, Tennessee, dated December 30, 2021 and recorded on January 10, 2022

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 612 21st Avenue North, Unit 211, Nashville, TN 37203

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, its heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors 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 hand this 27 day of June, 2025.

Drew Joshua Watson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 27 day of June, 2025, before me personally appeared Drew Joshua Watson, 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 27 day of June, 2025.

Notary Signature
My commission expires: Oct. 21, 2028

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value ~~of the property~~ transferred, whichever is greater, is $315,000 00.

Affiant Signature

Subscribed and sown to before me, this the 27 day of June, 2025

Notary Public
My Commission Expires. _____

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28 2029
COUNTY OF WILLIAMSON