NEW OWNER:
JEFFREY WATTS
1310 DEBOW STREET
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
New owners

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1016

Map & Parcel No.: 05303014000

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1305063 DEEDWARR
08/01/2025 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,442.63
20250801-0061210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars ($389,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MARK R. SIMPSON, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JEFFREY WATTS and SHERRYL WATTS, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 71, Plan of Section "C", Village of Old Hickory, of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MARK R. SIMPSON, unmarried man, by Warranty Deed from JACK KANG, dated September 28, 2023, and of record in Instrument No. 20231002-0077375, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **1310 DEBOW STREET, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1424, Page 66, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 31st day of July, 2025.

Mark R Simpson

MARK R. SIMPSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MARK R. SIMPSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

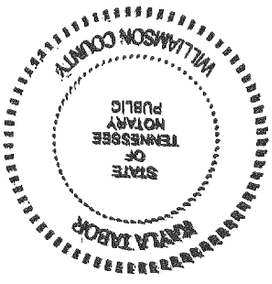
The actual consideration or value, whichever is greater, for this transfer is **$389,900.00**.

AFFIANT

Sworn to and subscribed to before me this 31st day of July, 2025.

NOTARY PUBLIC

My commission expires: 3/28/28



Certificate of Authenticity

I, J. Trent Lehman, 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 7/31/25.

Date

Affiant Signature

7/31/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of July, 2025.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY