Karen Johnson Davidson County
Batch# 1310227 DEEDWARR
08/14/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,898.10
20250814-0064908

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4161

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $513,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12 day of August, 2025

Notary Public

Commission Expires: 9/5/2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Connor Andrew Sanders and Pallavi Nair 2725 Amber Crest Court Antioch, TN 37013	New Owner	173-09-0B-135.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Buffy Jensen Watts F/K/A Buffy Delano Jensen Wilson, Trustee of Buffy Delano Jensen Wilson Living Trust dated September 9, 2011

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Connor Andrew Sanders and Pallavi Nair, unmarried as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 340 on the Plan of Barnes Cove, Phase 3, Section 1, as shown on plat of record in Instrument Number 20060113-0005373, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a particular description of said property.

Being the same property conveyed to Buffy Delano Jensen Wilson, an unmarried woman by Warranty Deed from Lyndon Conn and Amelia S. Conn of record in Instrument No. 20160908-0094767 Register's Office for Davidson County, Tennessee, dated July 12, 2016 and recorded on September 08, 2016.

Being the same property conveyed to Buffy Delano Jensen Wilson, Trustee of the Buffy Delano Jensen Wilson Living Trust u/a/d September 9, 2011 by Quit Claim Deed from Buffy Delano Jensen Wilson, an unmarried woman of record in Instrument No. 20191205-0125586 Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on December 05, 2019.

Buffy Delano Jensen Wilson having since married and now known as Buffy Jensen Watts.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2725 Amber Crest Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 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 GRANTEES, their 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.

Dated this the 12th day of August, 2025.

Buffy Delano Jensen Wilson Living Trust dated September 9, 2011

By: Buffy Jensen Watts
Buffy Jensen Watts F/K/A Buffy Delano Jensen Wilson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2025, before me personally appeared Buffy Jensen Watts F/K/A Buffy Delano Jensen Wilson, Trustee of Buffy Delano Jensen Wilson Living Trust dated September 9, 2011, 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 12th day of August, 2025.

Notary Signature
My commission expires: 2-22-2026



Certificate of Authenticity

I, Holly A. Mason, 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 August 12, 2025.

Affiant Signature

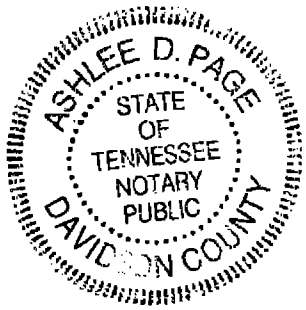
8/13/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026