Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1311432 DEEDWARR
08/18/2025 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250818-0065824

39-B
File #25-1203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Scott Ayers and Natalie Kay Ayers, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **Jude Jerome Watts and Buffy Jensen Watts, husband and wife and Buffy Jensen Watts, Trustee of Buffy Delano Jensen Wilson Living Trust dated 9/11/2011**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Salimbene Property of record in Plat at Instrument No. 20161207-0128502, 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 Jason Scott Ayers and wife, Natalie Kay Ayers by Warranty deed from Robert P. Salimbene and wife, Ruby C. Salimbene of record in Instrument No. 20180703-0064413, Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 03, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3508 Earhart Road, Mount Juliet, TN 37122.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Buffy Jensen Watts and Jude Jerome Watts	New Owner	**110-00-0-203.00**
3508 Earhart Road		

Mount Juliet, TN 37122

WITNESS THE EXECUTION HEREOF this 12th day of August, 2025.

Jason Scott Ayers **Natalie Kay Ayers**

State of Tennessee)
County of Davidson)

On this 12th day of August, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jason Scott Ayers and Natalie Kay Ayers, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

HILLARY MONROE SMITH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5-8-2028
COUNTY OF DAVIDSON

My Commission Expires: _____

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,100,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of August, 2025.

Notary Public

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 9/15/27

Certificate of Authenticity

I, Joshua A. Terry, 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 8/12/25.

Affiant Signature – Joshua A. Terry

8/18/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/18/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27