RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-32618-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1313629 DEEDWARR
08/22/2025 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250822-0067316

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of Aug, 2025

NOTARY PUBLIC

My commission expires: March 7th, 2026

JOHN GRIFFIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reda Radwan Riley 311 Seven Springs Way #301, Brentwood, TN 37027	Same address as new owner	160-15-0D-009-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($ 450,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Jonathan Southall Watts, an unmarried man**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Reda Radwan Riley, an unmarried woman**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 9 of St. Martin Square at Seven Springs Condominiums, Phase 1, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing St. Martin Square at Seven Springs, Condominiums, Phase I of record in Instrument Number 20060310-0028319, and supplemented in Instrument Number 20061109-0139692, as corrected in Instrument Number 20080730-0077840 and amended Instrument Number 20090624-0058791, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jonathan Southall Watts, an unmarried man, from Rebecca Lyons, an unmarried woman, by Warranty Deed dated September 28, 2022 and recorded September 29, 2022 in Instrument #20220929-0107491, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 311 Seven Springs Way, #301, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 20 day of August, 2025

GRANTOR(S)

Jonathan Southall Watts

Jonathan Southall Watts

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Jonathan Southall Watts, 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 seal, this the 20th day of August, 2025.

Notary Public

John Griffin

Printed Notary Name

My commission expires: March 7th 2026

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Tennessee Certification of Electronic Document

I, Marty Berry, 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 8/20/25 (date of document).

Affiant Signature

8/22/25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 23rd day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-7-2026

NOTARY'S SEAL

