Prepared by:
Record and Return To
Chapman and Rosenthal Title, Inc
[illegible]ton Hills Blvd , Suite 100
[illegible] TN 37215

Prepared By & Return To:
Tennessee Title Service, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-25-2486

Karen Johnson Davidson County
Batch # 1338970 DEEDWARR
10/28/2025 10 27 04 AM 2 pgs
Fees $13 00 Taxes $2,238 50

20251028-0085602

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of October, 2025

Notary Public

Commission Expires: [illegible]

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Ham and Alexandra Reade 6236 Palomar Court Nashville, TN 37211	NEW OWNER	172-10-0B-068-00-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,
Allison Watts, Trustee of Carolyn Watts Irrevocable Trust dated September 30, 2024
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Brian Ham and Alexandra Reade, husband and wife
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. 68 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 2, Revision 1, of record in Plat at Instrument No. 20010209-0012854, 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 Carolyn S. Watts by Warranty Deed from Pete Harris d/b/a Harris Homes of record in Instrument No. 20020728-0081974 Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded on July 08, 2002.

Being the same property conveyed to Allison Watts, Trustee of the Carolyn Watts

Irrevocable Trust, dated September 30, 2024 by Quitclaim Deed from Carolyn S. Watts of record in Instrument No. 20241004-0077236 Register's Office for Davidson County, Tennessee, dated September 30, 2024 and recorded on October 04, 2024.

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: 6236 Palomar Court, Nashville, TN 37211

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 27th day of October, 2025.

Carolyn Watts Irrevocable Trust dated September 30, 2024

By: _____
Allison Watts, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

On this 27th day of October, 2025, before me personally appeared Allison Watts, Trustee of Carolyn Watts Irrevocable Trust dated September 30, 2024, 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 27th day of October, 2025.

_____
Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/7/27
COUNTY OF WILLIAMSON