2025-1797-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1348083 DEEDWARR
11/19/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20251119-0092399

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $375,000.00.

Affiant

Subscribed and sworn to before me this 18 day of November, 2025

Notary Public
My Commission expires: 9/7/2026
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jerry C. Watkins Sr.	NEW OWNERS	176-05-0B-187-00
5152 Brookstone Ct.		
Nashville, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Kacey R. Moseley, a single woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jerry C. Watkins, Sr. and Mary J. Watkins, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Final Plat Hickory Woods Estates, Section C, Phase 11 of record in Plat Book 9700, Page 952, 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 Kacey R. Moseley, a single woman and Diane B. Blackburn, a single woman, Joint Tenants with Right of Survivorship by Warranty Deed from Natasha Osborn, a single woman dated May 13, 2016 and recorded May 20, 2016 at Instrument Number 20160520-0050892 in the Register's Office for Davidson County, Tennessee. The said Diane B. Blackburn having since died on March 8, 2021, leaving her interest to Kacey R Moseley by the right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **Taxes and assessments for the year 2025 and subsequent years a lien, but not yet due and payable.**
2. **All matters of record on plat of record in Book 9700, Page 952, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded in Book 7876, Page 75; Book 7857, Page 94; Book 11180, Page 802; Instrument Number 20010614-0062709, 20011015-0111957, 20031010-0150800, 20241101-0084802 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **5152 Brookstone Court, Nashville, TN 37013.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple

forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS our hands this 14th day of November, 2025.

Kacey R. Moseley

Kacey R. Moseley

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF Jefferson

On this 14th day of Nov, 2025, before me, the undersigned, personally appeared Kacey R. Moseley, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand, at office, this 14th day of November, 2025.

Wendy Capps Chapman My Commission Expires: 11-12-29

NOTARY PUBLIC

WENDY CAPPS CHAPMAN NOTARY PUBLIC ALABAMA STATE AT LARGE

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 November 18, 2025.

Affiant Signature

11/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of November, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY