Karen Johnson Davidson County
Batch# 1390657 DEEDWARR
03/10/2026 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260310-0018889

WARRANTY DEED

ALLI PINKSTON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2029

File No. AP-26-1530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark T. Wathen and Nancy J. Wathen, Trustees of Mark T. Wathen and Nancy J. Wathen Declaration of Trust dated April 10, 2014	**New Owner**	
(NAME)	(NAME)	105-09-4M-001.00-CO
1018 Acklen Avenue, Unit A		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joseph R. Simonson and Sadie R. Wathen, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark T. Wathen and Nancy J. Wathen, Trustees of Mark T. Wathen and Nancy J. Wathen Declaration of Trust dated April 10, 2014**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. "A" on the plan of Homes at 1018 Acklen Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1018 Acklen Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200914-0104544, as amended in Instrument No. 20201113-0134073, Instrument No. 20210618-0082664 and Instrument No. 20210730-0102766, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Joseph R Simonson and Sadie R Wathen, a married couple by Warranty Deed from Amanda B. Michaud, unmarried of record in Instrument No. 20240918-0072332 Register's Office for Davidson County, Tennessee, dated September 11, 2024 and recorded on September 18, 2024.

This is property more commonly known as 1018 Acklen Avenue, Unit A, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 6th day of March, 2026.

Joseph R. Simonson

Sadie R. Wathen by Joseph R. Simonson, Attorney-In-Fact

Sadie R. Wathen by Joseph R. Simonson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of March, 2026, before me personally appeared Joseph R Simonson, 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 6th day of March, 2026

Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Joseph R. Simonson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for Sadie R. Wathen, and that this instrument was executed on behalf of the said Sadie R. Wathen for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. 202603100018888, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 6th day of March, 2026.

Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Alli Pinkston, 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 **March 6, 2026**.

Date

Alli P

Affiant Signature

3/9/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

