Karen Johnson Davidson County
Batch# 1402155 DEEDWARR
04/06/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20260406-0027368

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/17/2027
(AFFIX SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOV

B-ELAM-26-902

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adrian Ruiz Alfonso	New Owner	
(NAME)	(NAME)	**107-14-0-076.00**
902 Aladdin Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES WATTS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADRIAN RUIZ ALFONSO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Located in Davidson County, State of Tennessee and further described as follows:

Being Lot Number 144 on the plan of Miro Meadows, as of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James Watts, married by Cash Deed Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington DC of record in Instrument No. 20110125-0006909 Register's Office for Davidson County, Tennessee, dated January 18, 2011 and recorded on January 25, 2011.

Being the same property conveyed to James Watts, an unmarried man by Quitclaim Deed from James Watts, divorced not remarried, of record in Instrument No. 20220112-0003941 Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on January 12, 2022.

This conveyance is subject to:
- Taxes for the year 2026, and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page (s) 94 and 95, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1710, Page 183, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains in favor of Rico Development of record in Book 2083, Page 260, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **902 Aladdin Dr, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 31 DAY OF MARCH, 2026.

James Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WATTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2026.

Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 31st (date of document).

Jennifer Pennell

April 2nd, 2026

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 2nd, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal