This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-8554-TM

Karen Johnson Davidson County
Batch# 1403800 DEEDWARR
04/09/2026 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20260409-0028952

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of April, 2026.

Notary Public
My Commission Expires: 7/8/2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Calvin R. Harrison, William Colton Harrison, Leslie Shane Binnion 225 CARTWRIGHT STREET GOODLETTSVILLE, TN 37072	SAME AS NEW OWNER	019 13 0 086.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Douglas Alan Watson and wife, Tammy A. Watson** (individually and/or collectively, "Grantor"), transfer and convey unto **Calvin R. Harrison, William Colton Harrison, and Leslie Shane Binnion, equal tenants in common,** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 112.5 feet of Lot No. 13 on the Map showing SUBDIVISION OF R.A. CARTWRIGHT'S HEIRS LAND, of record in Plat Book 421, Page 145, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Connell Street, the common corner of Lots No. 12 and 13; thence Southerly along the line between said lots, 112.5 feet to a point 112.15 feet North of the Northerly margin of Lot No. 4; thence Easterly and parallel to said margin of said lot, 117.5 feet to a point in the center of Cartwright Street; thence Northerly along the center of said street, 112.5 feet to the intersection of the center of said street, and the center of Connell Street; thence Westerly along the center of Connell Street, 117.5 feet to the point of beginning.

Being the same property conveyed to Douglas Alan Watson and wife, Tammy A. Watson, by Warranty Deed from Razzy Bailey and wife, Faye B. Bailey, of record in Instrument No. 20001027-0106813, in the Register's Office of Davidson County, Tennessee, dated October 13, 2000, and recorded on October 27, 2000.

This is improved property located at: **225 Cartwright Street, Goodlettsville, TN 37072**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2026.

GRANTOR:

Douglas Alan Watson

Tammy A. Watson

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Douglas Alan Watson and Tammy A. Watson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of April, 2026.

Notary Public
My Commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 8TH day of APRIL 2026

Date: 04-08-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8TH day of APRIL 2026

Theresa C. Richardson

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY