WARRANTY DEED

Karen Johnson
Batch # 1426864
06/01/2026 11:03:48 AM
Fees: $13.00 Taxes: $888.00

Davidson County
DEEDWARR
2 pgs

20260601-0049019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY 2026.

Notary Public

MY COMMISSION EXPIRES: 02/06/2028
(AFFIX SEAL)

HAILEY MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Armando Alvarado	**Same as Owner**	**133-16-0-073.00**
(NAME)	(NAME)	
1098 Sunset Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, We, **KATHY WATT ADAMS AND BRANDI PARKS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARMANDO ALVARADO,** 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 Lot No. 10 on the Plan of Kenilworth Estates, Section Three, of record in Book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 120.8 feet on the easterly side of Dolphin Drive and extends back 78.4 feet on the northerly line and 123.3 feet on the southerly line to a dead line, measuring 63 feet thereon.

Being the same property conveyed to Dennis Watt and Kathy Watt Adams, as tenants in common by Quitclaim Deed from Billy C. Watt and wife, Willodene Watt, dated July 10, 2017, recorded July 26, 2017, of record in Instrument No. 20170726-0075607, Register's Office for Davidson County, Tennessee. Grantors reserved a life estate in said property. The said Billy C. Watt died March 4, 2024. Willodene Watt, appointed Brandi Parks as her Attorney in Fact (02/06/2023) prior to vacating the property (03/2024). Dennis Watt further conveyed one half of his right, title and interest to Brandi Parks, as tenants in common with right of survivorship, by Quitclaim Deed dated February 6, 2023, recorded February 8, 2023, said Register's Office. The said Dennis Watt having since died on December 30, 2025, thereby vesting the property as Kathy Watt Adams, a one-half undivided interest and Brandi Parks, a one-half undivided interest, as tenants in common. The life estate of Willodene Watt is being relinquished by and through her attorney in fact, Brandi Parks. Both grantors have attested that Willodene Watt is unable to reside at the referenced property nor personally sign the conveyance.

Grantors certify that this property is not the primary residence of the Grantors, their spouses or dependents.

unimproved ☐
This is improved ☒ property, known as

4904 Dolphin Drive			**Nashville, TN**	**37211**
(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2026 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 2900, pages 149 and 150, said Register's Office.

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 hand this 28th day of May 2026.

Kathy Watt Adams

Kathy Watt Adams

Brandi Parks

Brandi Parks

Willodene Watt by Brandi Parks POA

Willodene Watt by Brandi Parks, Attorney in Fact

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, of said County, Kathy Watt Adams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of May 2026.

Commission expires: 02/06/2028

HAILEY MCBROOM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Hailey McB

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 28th day of May 2026.

Commission expires: 02/06/2028

HAILEY MCBROOM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Hailey McB

Notary Public