Karen Johnson Davidson County
Batch# 1432540 DEEDWARR
06/10/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20260610-0052810

WARRANTY DEED

File No. AP-26-2573

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: 11/5/29
(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-5-2029

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
Kandice McCollum	LEGACY HOME LOANS	
(NAME)	(NAME)	
331 East Village Lane	408 HIGHWAY 76	061-01-0A-006.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	WHITE HOUSE, TN 37188	
(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, **Donald George Watson III, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kandice D. McCollum, an unmarried woman,** 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 situated in Davidson County, Tennessee, being Unit No. 6, as established in Declaration of Covenants, Conditions and Restrictions for East End Village (formerly known as East Village Lane, formerly known as Arrowhead), a Horizontal Property Regime with Private Elements of record at Instrument No. 20190111-0003194, as amended by First Amendment at Instrument No. 20190521-0048039, being amended and restated at Instrument No. 20230606-0042999, as further amended in First Amendment of the Amended and Restated Declaration of record at Instrument No. 20230914-0072226, and Second Amendment to the Amended and Restated Declaration of record at Instrument No. 20240821-0064101, and Scrivener's Affidavit of record at Instrument No. 20240904-0068024, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald George Watson III, unmarried man by Special Warranty Deed from Luma Systems, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20241112-0087973 Register's Office for Davidson County, Tennessee, dated November 08, 2024 and recorded on November 12, 2024.

This is property more commonly known as 331 East Village Lane, Nashville, TN 37216.

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 5th day of June, 2026.

Donald George Watson, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2026, before me personally appeared Donald George Watson, III, 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 5th day of June, 2026.

Notary Signature
My commission expires: May 8. 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 5. 2026

Affiant Signature

10th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

