This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $340,000.00.

Affiant

Subscribed and sworn before me this the 27 day of May, 2026.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1432639 DEEDWARR
06/11/2026 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260611-0052931

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Michael Watkins	FirstBank	064-05-0 110.00
Emily Jane Watkins		
207 Capital St.	722 Columbia Avenue	
Old Hickory, TN 37138	Franklin, TN 37064	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RAFAEL REYES RODRIGUEZ AND ANNA L. REYES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID MICHAEL WATKINS AND EMILY WATKINS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, Revision of Lots Nos. 1-4, Block I, on the plan of Hadley's Bend City, as shown on plat of record in Plat as Instrument No. 200511100136284, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Rafael Reyes Rodriguez and Anna L. Reyes, husband and wife, from Seth E. Davis and wife, Kristina Davis and Clinton P. Davis and wife, E. Tracy Davis by Warranty Deed dated December 13, 2017 of record in Instrument No. 20171215-0127860 Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 207 Capital St., Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 27th day of May, 2026.

Rafael Reyes Rodriguez

Anna L. Reyes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rafael Reyes Rodriguez and Anna L. Reyes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2026.

My commission expires: 9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 05/27/2026 (date of document).

Affiant Signature

06/10/2026

Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202606110052931