Karen Johnson Davidson County
Batch # 1435582 DEEDWARR
06/17/2026 03:25:36 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20260617-0055120

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason M. Thienel and Amber E. Thienel, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **The Watkins Trust, dated January 11, 2019, Leslie L. Watkins Trustor and/or Trustee,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot 1, Revision of a Part of Block 32, Charlotte Park Company's 2nd Addition, Extended, As Shown on Plat of Record In Plat Book 6050, Page 498, In The Register's Office, Davidson County, Tennessee, To Which Plat Reference Is Hereby Made For A More Particular Description of Said Property.

Being the same property conveyed to Jason M. Thienel and Amber E. Thienel, husband and wife by Warranty Deed from Theodore Barone, A single person and Jacqueline Clougherty, A single person of record in Instrument No. 20130605-0056785, Register's Office for Davidson County, Tennessee, dated May 31, 2013 and recorded on June 05, 2013.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3904 Dakota Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
The Watkins Trust
294 33rd Avenue North
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT
New OWNER

TAX MAP-PARCEL #:
092-13-0-238.00

WITNESS THE EXECUTION HEREOF this 11th day of June, 2026.

Jason M. Thienel **Amber E. Thienel**

State of Utah)
County of Salt Lake **)**

On this 11th day of June, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jason M. Thienel and Amber E. Thienel, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 02/01/2027

VERONICA GARCIA
Notary Public - State of Utah
Comm. No. 729077
My Commission Expires on
Feb 1, 2027

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 380,000.00.**

Affiant

Sworn and subscribed before me on this the 15th day of June, 2026.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON