(1)

After recording, please return t
Ashworth & Rye, PLLC
237 2nd Avenue S.
Franklin, TN 37064

Karen Johnson Davidson County
Batch # 1437566 DEEDWARR
06/24/2026 11:16:09 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20260624-0056950

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23 day of June, 2026.

Notary Public

(Affix Seal)

My Commission Expires: 5-30-29

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 30, 2029

2026-05-4198

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Deidra Romero 952 Century Oak Drive Nashville, TN 37211	NEW OWNER	Map/Parcel 180-04-0A-120.00-CO

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, **Christopher Watts and Alice Watts, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Deidra Romero, single woman**, hereinafter called the GRANTEE, her heirs and assigns, that 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. 41 on the Plan of Highland Creek, Section 2, of record in Instrument Number 20030424-0055118, Register's Office for said County, to which reference made for a more complete description.

Being the same property conveyed to Christopher Watts and Alice Watts, husband and wife by Warranty Deed from Patrick Clayborne Pope and Britney Kennedy Pope (fka Britney Kennedy), husband and wife of record in Instrument No. 20220429-0050140 Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on April 29, 2022.

This conveyance is subject to the following: Davidson County property taxes for 2026 and subsequent years, are a lien but not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 952 Century Oak Drive, Nashville, TN 37211.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 23rd day June, 2026.

Christopher Watts

Alice Watts

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of June, 2026, before me personally appeared Christopher Watts and Alice Watts, 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 23rd day of June, 2026.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028