WARRANTY DEED

Karen Johnson Davidson County
Batch# 1447842 DEEDWARR
07/16/2026 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20260716-0064280

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF July, 2026

Notary Public

MY COMMISSION EXPIRES: 2-27-28
(AFFIX SEAL)

DANA THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary M. Davenport and Julia W. Davenport	Same	
(NAME)	(NAME)	
5212 Ravens Glen Drive		172 14 0B 255.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **PHYLLIS JOANN WATSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY M. DAVENPORT AND JULIA W. DAVENPORT, HUSBAND AND WIFE** , HEREINAFTER CALLED THE GRANTEES, 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. 184, on the Plan of WINFIELD PARK, A CLUSTER LOT DEVELOPMENT, PHASE 2, SECTION 2, a Planned Unit Development, of record in Instrument No. 200304220052787, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Arthur D. Watson and Phyllis JoAnn Watson, husband and wife, by Warranty Deed from Joseph C. Green and Julie M. Green, husband and wife, of record in Instrument No. 20150903-0090130, in the Register's Office of Davidson County, Tennessee, dated September 02, 2015, and recorded on September 03, 2015. The said Arthur D. Watson died on October 04, 2024, leaving Phyllis JoAnn Watson as surviving spouse by the entirety.

Julie Gordon signed as Attorney in fact for Phyllis JoAnn Watson. Said Power of Attorney is of record instrument No. 20241121-0091171 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 5212 Ravens Glen Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2026-811

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 14th day of July, 2026

Phyllis JoAnn Watson
by Julie Gordon, attorney in fact

PHYLLIS JOANN WATSON
BY: JULIE GORDON, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julie Gordon, to me known to be the person who executed the foregoing instrument on behalf of Phyllis JoAnn Watson and acknowledged that he executed the same as the free act and deed of Phyllis JoAnn Watson.

Witness my hand and official seal this 14th day of July, 2026.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2026-811

I, Amy Cross Nance, 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 this 14th day of July 2026

Dated 7-14, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 14th day of July, 2026

My commission expires: 3/4/29

Notary Public

EMILY HOBBY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF MARSHALL