This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9499-BG

Karen Johnson Davidson County
Batch# 1448897 DEEDWARR
07/17/2026 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,496.50
20260717-0064992

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $945,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2026.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Watz Revocable Trust dated 9/29/23 2200 Palm Grove Court Lexington, KY 40513	New Owner	147 09 0 082.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Christopher Safley & Grace Safley, a married couple** (individually and/or collectively, "Grantor"), transfer and convey unto **John P. Watz and Karen K. Watz, Trustees of Watz Revocable Trust dated September 29, 2023** (individually and/or collectively, "Grantee"), 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. 176 on the Plan of SECTION ONE, CALDWELL COUNTRY ESTATES, of record in Plat Book 2663, Pages 68 and 69, Register's Office for Davidson Country, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being same property conveyed to Christopher Safley & Grace Safley, a married couple, by Quitclaim Deed from Grace Ann Properties, Inc., Trustee of the Lealand Court Land Trust, of record in Instrument No. 20220805-0089481, in the Register's Office of Davidson County, Tennessee, dated August 05, 2022, and recorded on August 05, 2022.

Being the same property conveyed to Grace Ann Properties, Inc., Trustee of the Lealand Court Land Trust, by Quitclaim Deed from Ronald B. Plunkett and wife, Brenda F. Plunkett, of record in Instrument No. 20170724-0074465, in the Register's Office of Davidson County, Tennessee, dated July 17, 2017, and recorded on July 24, 2017.

Being the same property conveyed to Ronald B. Plunkett and Brenda F. Plunkett, husband and wife, by Warranty Deed from Steven Corrao and Kristin Corrao, husband and wife, of record in Instrument No. 20151117-0116421, in the Register's Office of Davidson County, Tennessee, dated November 16, 2015, and recorded on November 17, 2015.

This is improved property located at: **5004 Danby Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant

with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2026.

GRANTOR:

Christopher Safley

Grace Safley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Safley and Grace Safley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of July, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission expires: 11/17/2029

True Copy Certification

I, **Tammy Carney,** 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 the 15 day of July, 2026.

Affiant Signature
Date 7.15.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

