ADDRESS NEW OWNER: Charles Henry White
709 Burgandy Dr.
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 1465367 DEEDWARR
08/31/2026 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $377.91
20260831-0080358

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 119-02-0-265.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, **Amanda Renee Lee FKA Amanda Lee Watson, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Charles Henry White, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Addition to Sharpe Park, Section 2, of record in Book 5210, Page 320, in the Register's Office for Davidson County, Tennessee, to which Plan is hereby referenced for a more accurate description thereof.

Said Lot No. 1 fronts 160.00 feet on the westerly margin of Lyle Lane and extends back 316.59 feet on the broken northerly line and 266,44 feet on the southerly line to a point of intersection.

Being the same property conveyed to Amanda Lee Watson and Charles H. White, as tenants in common by Quitclaim Deed from Amanda Lee Watson of record in Instrument No. 20250310-0017860, dated March 10, 2025 and recorded March 10, 2025, Register's Office for Davidson County, Tennessee.

Amanda Lee Watson is one and the same person as Amanda Renee Lee.

This is property with a common address of 2101 Lyle Court, Nashville, TN 37210.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Any and all matters of record as shown on the Plan of Addition to Sharpe Park, Section 2 of record in Book 5210, page 320, Register's Office for Davidson, Tennessee.(3) Sanitary sewer easement of record in Book 5055, page 400, Register's Office for Davidson, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of August 2026.

Amanda Renee Lee FKA Amanda Lee Watson

Amanda Renee Lee FKA Amanda Lee Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Amanda Renee Lee FKA Amanda Lee Watson, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 25th day of August 2026.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $102,136.98.

Affiant

Subscribed and sworn before me this 25th day of August 2026.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

Notary Public
My Commission Expires:

File No. 2605-046

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith (print name), do hereby make oath that I am 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 August 25, 2026 (date of document).

Signature of above

8/26/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2026.

Notary

MY COMMISSION EXPIRES:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 22, 2030