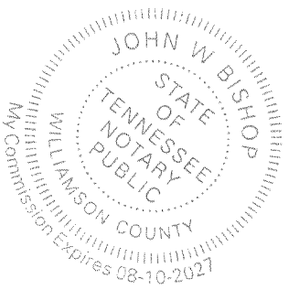
Karen Johnson Davidson County
Batch# 1468651 DEEDWARR
09/04/2026 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20260904-0082229

20261285R



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $715,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of September, 2026.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
James Sawyer Watts	**New owner**	**091-07-4I-001.00-CO**
4708A Kentucky Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James McFadden McKay and Evan Nicole McKay f/k/a Evan Nicole Berres, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Sawyer Watts, a single person

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of 4708 Kentucky Avenue Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 4708 Kentucky Avenue Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170531-0053708, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4708 Kentucky Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170531-0053708, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to James McFadden McKay, An Unmarried Man and Evan Nicole Berres, An Unmarried Woman, Tenants in Common With Right of Survivorship by Warranty Deed from City Limits Construction, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20180725-0072650 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 25, 2018.

This conveyance is subject to:

1) zoning;
2) setback requirements and general utility, sewer and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;
3) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; and
4) leases and other encumbrances specified in the Agreement.

This is improved (X) unimproved (____) property known as **4708A Kentucky 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 26 August day of September, 2026:

James McFadden McKay

Evan Nicole McKay

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, James McFadden McKay and Evan Nicole McKay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 26TH day of AUGUST September, 2026.

My Commission Expires: 5/15/28

Notary Public

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH

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 26 day of ~~September~~ August, 2026.

Affiant Signature
Date 9-1-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of September, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027