Karen Johnson Davidson County
Batch# 1472367 DEEDWARR
09/14/2026 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20260914-0085194

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-9979-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $555,000.00.

Affiant

William S. Corley STATE OF TENNESSEE NOTARY PUBLIC Williamson COUNTY

Subscribed and sworn to before me, this the 10th day of September, 2026.

Notary Public
My Commission Expires: 7/30/29

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lauren Mesa and Lucas Mesa 1048 Indigo Alley Brentwood, TN 37027	FirstBank 722 Columbia Avenue Franklin, TN 37064	181 11 0D 110.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Deanna Leigh Watt FKA Deanna Leigh Kimble and Fraser Watt , wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Lauren Mesa and Lucas Mesa, wife and husband** (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. 110, on the FINAL PLAT, THE HILL PROPERTY, PHASE 1A, of record in Instrument No. 20210728-0101347 and as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Deanna Leigh Kimble, an unmarried woman and Fraser Watt, an unmarried man, joint tenants with right of survivorship, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230612-0044529, in the Register's Office of Davidson County, Tennessee, dated June 09, 2023 and recorded on June 12, 2023. Deanna Leigh Kimble is now married to Fraser Watt and her name is Deanna Leigh Watt.

This Instrument executed on behalf of Fraser Watt and Deanna Leigh Watt ("Principal") by Maleia Gray pursuant to the Power of Attorney of record in Book _____, Page 202609140085193 or Instrument Number 202609140085192, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1048 Indigo Alley, Brentwood, TN 37027**

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 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 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 10th day of September, 2026.

GRANTOR:

Fraser Watt by Maleia Gray his Attorney in fact
Fraser Watt by Maleia Gray, his Attorney-In-Fact

Deanna Leigh Watt FKA Deanna Leigh Kimble by Maleia Gray her attorney in fact.
Deanna Leigh Watt FKA Deanna Leigh Kimble by Maleia Gray, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maleia Gray the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Fraser Watt and Deanna Leigh Watt ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 10th day of September, 2026.

Notary Public
My Commission expires: 12/19/2026

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/10/2026 (date of document).

Emma Howard
Affiant Signature

9/10/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10 day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL