Karen Johnson Davidson County
Batch# 1482842 DEEDWARR
10/09/2026 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20261009-0093116

WARRANTY DEED	(SEAL)	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$440,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October, 2026. Notary Public MY COMMISSION EXPIRES:

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

File #26-TC-1049-5

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Seth Watkins (NAME)	**Fairway Independent Mortgage Corporation** (NAME)	
1049 Chicamauga Avenue, Unit 5 (ADDRESS)	**4201 Marsh Lane** (ADDRESS)	**083 05 0C 005.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	**Carrollton, TX 75007** (CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

JOSEPH LEE AND ERICA M. FETTERMAN, HUSBAND AND WIFE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

SETH WATKINS, AN UNMARRIED MAN,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5 shown as Exhibit "C" in the Declaration of Covenants, Conditions, Restrictions and By-Laws of Townhomes at Greenwood Row Homeowners' Association, Inc. of record in Instrument No. 20130627-0066365 Amended in Instrument No. 20140213-0012902 and Instrument No. 20140219-0014253, formerly known as Lot 15 and the Easterly 40 feet of Lot 16 of Block A on the Plan of EAST WOOD ADDITION of record in Plat Book 332, Page 63, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Lee and Erica M. Fetterman, husband and wife, by Warranty Deed from Erica M. Fetterman, a married woman who acquired title as an unmarried woman, of record in Instrument No. 20160829-0089851, in the Register's Office of Davidson County, Tennessee, dated August 22, 2016 and recorded on August 29, 2016.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
- Plat of record at Plat Book 332, Page 63, of record in the Register's Office for Davidson County, Tennessee
- DCCR of record at Instrument No. 20130627-0066365; Amendment of record at Instrument No. 20140213-0012902; Amendment of record at Instrument No. 20140219-0014253, of record in the Register's Office for Davidson County, Tennessee
- Charter of record at Instrument No. 20131204-0123728, of record in the Register's Office for Davidson County, Tennessee
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **1049 Chicamauga Avenue, Unit 5, Nashville, TN 37206**.

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 hand(s) this the **7th** day of **October**, **2026**.

Joseph Lee

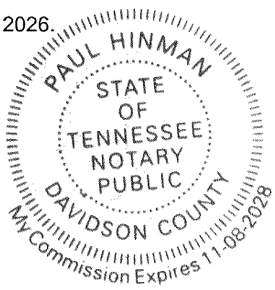
Erica M. Fetterman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2026, before me personally appeared Joseph Lee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2026.

Notary Signature
My commission expires:

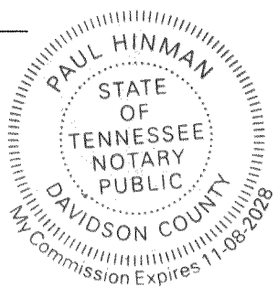


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2026, before me personally appeared Erica M. Fetterman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2026.

Notary Signature
My commission expires:



True Copy Certification

I, **Jodi Jackson,** 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 7 day of October, 2026.

Affiant Signature
Date 10/7/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7 day of October, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

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