Karen Johnson Davidson County
Batch# 1483161 DEEDWARR
10/12/2026 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20261012-0093540

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 6th day of October, 2026.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Philip Watt	First Trust Bank	085-13-0 041.00
210 Cliffdale Road	99 Grant 65	
Nashville, TN 37214	Sheridan, AR 72150	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ISAAC CHARLES WILLIAMSON, A MARRIED PERSON, JANET KAY, SHIPP, A MARRIED PERSON, NANCY MAE PRICE, AN UNMARRIED PERSON, AND MARILYN JOANNE SANDERS, A WIDOWED PERSON,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PHILIP WATT, A MARRIED PERSON,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Revised Map of Cliffdale Subdivision, as of record in Book 974, Page 49, Register's Office for said County, described as follows:

Beginning at a stake in the southwesterly margin of Cliffdale Road at the northeast corner of Lot No. 6; thence northwardly 144 feet to a stake in the margin of said Road; thence southwestwardly 85.5 feet to a stake in the easterly margin of Crestwood Road; thence southwardly 149 feet to a stake in the easterly margin of said Road, corner to Lot No. 8; thence eastwardly 110 feet to a stake, being the northeast corner of Lot No. 8 and the northwest corner of Lot No. 6; thence northeastwardly 143 feet to the beginning.

Being the same property conveyed to Isaac Charles Williamson, Janet Kay Shipp, Nancy Mae Price and Marilyn Joanne Moss by deed dated 04/11/2012, from Isaac Charles Williamson, Janet Kay Shipp, Nancy Mae Price and Marilyn Joanne Moss, the heirs at law of Isaac Williamson, deceased, of record in Instrument No. 20120413-0031833, Register's Office for said County. See also Affidavit of Heirship of record in Instrument No. 20120413-0031832, Register's Office for said County.

Also being the same property conveyed to Isaac Williamson and wife, Charlotte Williamson by deed dated 10/27/1960, from Lloyd B. Elder and Freda J. Elder of record in Book 3158, page 15, Register's Office for said County.

The said Charlotte Williamson having died on March 16, 2004, thereby vesting the property solely in Isaac Williamson as the surviving tenant by the entirety.
The said Isaac Williamson having since died April 20, 2008.

Property is not primary residence of the Grantors.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 210 Cliffdale Road, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of October, 2026.

Isaac Charles Williamson

Janet Kay Shipp

Nancy Mae Price

Marilyn Joanne Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Isaac Charles Williamson, Janet Kay Shipp, Nancy Mae Price, and Marilyn Joanne Sanders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of October, 2026.

My commission expires: 1-22-2029

Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10.1.26. (date of document).

Affiant Signature

10/9/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

