



**Legal and Vesting  
Product Cover Sheet**

**ORDER INFORMATION**

FILE/ORDER NUMBER:	25020-115532	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	WILLIAM L WATSON		
PROPERTY ADDRESS:	540 MOUNT PLEASANT RD, KINGSTON SPRINGS, TENNESSEE, 37082		
CITY, STATE AND COUNTY:	KINGSTON SPRINGS, TENNESSEE (TN) AND CHEATHAM		

**SEARCH INFORMATION**

SEARCH DATE:	02/15/2024	EFFECTIVE DATE:	02/14/2024
NAME(S) SEARCHED:	WILLIAM L WATSON		
ADDRESS/PARCEL SEARCHED:	540 MOUNT PLEASANT RD, KINGSTON SPRINGS, TENNESSEE, 37082		

**ASSESSMENT INFORMATION**

COMMENTS:	
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**CURRENT OWNER VESTING**

WILLIAM LARRY WATSON AND WIFE, CELIA WATSON

COMMENTS:	
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**VESTING DEED**

DEED TYPE:	DEED	GRANTOR:	MICHAEL N. DOWLING AND WIFE, JANET DOWLING
DATED DATE:	09/30/1991	GRANTEE:	WILLIAM LARRY WATSON AND WIFE, CELIA WATSON
BOOK/PAGE:	312/39	RECORDED DATE:	10/03/1991
INSTRUMENT NO:	N/A		
COMMENTS:			

**FOR PREAMBLE**

CITY/TOWNSHIP/PARISH:	CITY OF KINGSTON SPRINGS
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**ADDITIONAL NOTES**

**LEGAL DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND IN CHEATHAM COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE CITY OF KINGSTON SPRINGS IN THE 11TH CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF MERRY LOG PARES, SECTION ONE, OF RECORD IN PLAT FILE A19, MAP 13, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 3 FRONTS 151.51 FEET ON THE EASTERLY MARGIN OF MT. PLEASANT ROAD, ALSO KNOWN AS KINGSTON SPRINGS-FAIRVIEW ROAD AND EXTENDS BACK 337.92 FEET ON THE SOUTHERLY LINE AND 365.97 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 172.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL N. DOWLING AND WIFE, JANET DOWLING BY DEED OF RECORD IN BOOK 266, PAGE 631, REGISTER'S OFFICE FOR CHEATHAM COUNTY, TENNESSEE.

**Cheatham (011)**  
**Tax Year 2023 | Reappraisal 2019**

Jan 1 Owner  
 WATSON WILLIAM LARRY  
 ETUX CELIA  
 540 MT PLEASANT RD  
 KINGSTON SPGS TN 37082

Current Owner  
 540 MT PLEASANT RD  
 KINGSTON SPGS TN 37082

**MT PLEASANT RD 540**  
 Ctrl Map: 096J    Group: B    Parcel: 021.00    Pl:    SI: 000

**Value Information**

**Land Market Value:** \$43,200  
**Improvement Value:** \$172,400  
**Total Market Appraisal:** \$215,600  
**Assessment Percentage:** 25%  
**Assessment:** \$53,900

**Subdivision Data**

**Subdivision:**  
 MERRY LOG FARMS SEC 1  
**Plat Book:** A19    **Plat Page:** 13    **Block:**    **Lot:** 3

**Additional Information**

**General Information**

**Class:** 00 - Residential  
**City #:** 384  
**Special Service District 1:** 000  
**District:** 11  
**Number of Buildings:** 1  
**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC  
**Utilities - Gas/Gas Type:** 00 - NONE

**City:** KINGSTON SPRINGS  
**Special Service District 2:** 000  
**Neighborhood:** K01  
**Number of Mobile Homes:** 0  
**Utilities - Electricity:** 01 - PUBLIC  
**Zoning:**

**Outbuildings & Yard Items**

Building #	Type	Description	Units
1	WDK - WOOD DECK	12X16	192

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

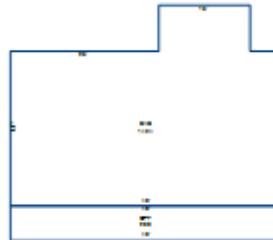
**Deed Acres:** 1.3    **Calculated Acres:** 0    **Total Land Units:** 1.3

Land Code	Soil Class	Units
01 - RES		1.30

**Residential Building #: 1**

**Improvement Type:**  
 01 - SINGLE FAMILY  
**Exterior Wall:**  
 04 - SIDING AVERAGE  
**Heat and AC:**  
 8 - HEAT AND COOLING PKG  
**Quality:**  
 1 - AVERAGE  
**Square Feet of Living Area:**  
 1424

**Building Sketch**



**Stories:**  
 1.00  
**Actual Year Built:**  
 1983  
**Plumbing Fixtures:**  
 6  
**Condition:**  
 AV - AVERAGE

**Building Areas**

Areas	Square Feet
BAS - BASE	1,424
OPF - OPEN PORCH FINISHED	288

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
9/30/1991	\$82,900	312	39	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
3/29/1988	\$0	266	631		-	-
3/25/1988	\$73,100	266	634	I - IMPROVED	WD - WARRANTY DEED	D -
1/1/1983	\$7,500	220	516	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED

STATE OF TENNESSEE  
 COUNTY OF Davidson  
 THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$ 82,900.00  
*William Larry Watson*  
 Affiant  
 SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 1991  
 Notary Public LARRY D. CRAIG  
 MY COMMISSION EXPIRES 9/30/92  
 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY  
 EAST END TITLE & ESCROW, INC. 405-C OLD TWO MILE PIKE, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
<b>WILLIAM LARRY WATSON</b> (NAME)	<b>BarclaysAmerican/Mortgage Corporation</b> (NAME)	<b>MAP 96J</b>
<b>540 MT. PLEASANT ROAD</b> (ADDRESS)	<b>5032 Parkway Plaza Blvd. Bldg. 8</b> (ADDRESS)	<b>GROUP B</b>
<b>KINGSTON SPRINGS, TN 37082</b> (CITY) (STATE) (ZIP)	<b>Charlotte, NC 28217</b> (CITY) (STATE) (ZIP)	<b>PARCEL 21</b>

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL N. DOWLING AND WIFE, JANET DOWLING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM LARRY WATSON AND WIFE, CELIA WATSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Cheatham COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the City of Kingston Springs in the 11th Civil District of Cheatham County, Tennessee, being Lot No. 3 on the plan of Merrylog Farms, Section One, of record in Plat File A19, Map 13, Register's Office for said County.

Said Lot No. 3 fronts 151.51 feet on the easterly margin of Mt. Pleasant Road, also known as Kingston Springs-Fairview Road and extends back 337.92 feet on the southerly line and 365.97 feet on the northerly line to a dead line in the rear, measuring 172.00 feet thereon.

Being the same property conveyed to MICHAEL N. DOWLING AND WIFE, JANET DOWLING by deed of record in Book 266, page 631, Register's Office for Cheatham County, Tennessee.

unimproved (  )  
 This is improved (  ) property, known as 540 MT. PLEASANT ROAD, KINGSTON SPRINGS, TN 37082  
 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands s this 30th day of September 1991

*Janet Dowling*  
 JANET DOWLING  
*Michael N. Dowling*  
 MICHAEL N. DOWLING

STATE OF TENNESSEE  
 COUNTY OF Davidson the undersigned  
 Personally appeared before me, \_\_\_\_\_ a Notary Public in and for  
 said County and State, the within named MICHAEL N. DOWLING AND WIFE, JANET DOWLING

the bargainer \_\_\_\_\_ S \_\_\_\_\_ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that  
 \_\_\_\_\_ verified the within instrument for the purposes therein contained. Witness my hand and official seal at  
 \_\_\_\_\_ GOODLETTSVILLE \_\_\_\_\_ Tennessee, this 30th \_\_\_\_\_ day of September 19 91  
 Commission expires 9/30/92

*[Signature]*  
 Notary Public  
 LARRY D. CRAIG  
 NOTARY PUBLIC  
 STATE OF TENNESSEE  
 COUNTY OF CHEATHAM  
 LARGE

STATE OF TENNESSEE  
 COUNTY OF \_\_\_\_\_  
 Hereto file, \_\_\_\_\_ a Notary Public within and for  
 State and County aforesaid, personally appeared \_\_\_\_\_  
 and \_\_\_\_\_ with whom I am personally acquainted and  
 upon \_\_\_\_\_ oath(s) acknowledged \_\_\_\_\_ to be the \_\_\_\_\_  
 and \_\_\_\_\_ respectively of the \_\_\_\_\_  
 the within named bargainer, and corporation, and that \_\_\_\_\_ as such \_\_\_\_\_  
 and \_\_\_\_\_ being authorized so to do, execute the foregoing instrument for the  
 purposes therein contained by signing the name of the corporation, by the said \_\_\_\_\_  
 as such \_\_\_\_\_, and attesting the same by the said \_\_\_\_\_  
 as such \_\_\_\_\_  
 Witness my hand and official seal at office at \_\_\_\_\_ on this the \_\_\_\_\_  
 day of \_\_\_\_\_ 19 \_\_\_\_\_

My commission expires \_\_\_\_\_  
 Notary Public

CHEATHAM COUNTY, STATE OF TENNESSEE  
 Office of the Register 10-3-91  
 I, BETTY J. ROSS, Cheatham County Register do  
 certify that the foregoing instrument and certificate  
 was received in my office at 1:00 o'clock  
 P.M., on 10-3-91; entered in  
 Note Book \_\_\_\_\_ Page 57  
 Book No. 312 Page 37. The following  
 amounts were paid under receipt No. 46530  
 STATE TAX DEED \$306.73  
 STATE TAX: MYCS \$ \_\_\_\_\_  
 PROBATE FEE: \$ 1.00  
 RECORDING FEE: \$ 1.00  
 TOTAL \$315.73  
*Betty J. Ross* REGISTER

WARRANTY DEED

FROM

TO

RETURN TO:

## Search Session #1

[New Search](#)

Search Time = 0 minute(s), 0 second(s)

6 records found

Item	Grant[OR] / Grant[EE]	Other Party	Instr.Type	Date	Class	Bk-Pg/File#
<a href="#">1</a>	WATSON WILLIAM LARRY [EE]	DOWLING MICHAEL N <b>Subdivision</b> MERRYLOG FARMS <b>Section</b> 1	DEED	10/3/1991	DEED	312-39
		<b>Phase</b> <b>Lot</b>		<b>Building</b>	<b>Unit</b>	<b>Acres</b> <b>Dist</b>
			3			11
<a href="#">2</a>	WATSON WILLIAM LARRY [EE]	NORWEST MORTGAGE INC	FULL	7/6/1999	REL	49-604
<a href="#">3</a>	WATSON WILLIAM LARRY [EE]	WELLS FARGO HOME MORTGAGE	FULL	9/24/2003	RE	66-468
<a href="#">4</a>	WATSON WILLIAM LARRY [EE]	DICKSON ELECTRIC SYSTEM	FFREL	9/12/2007	RE	262-483
<a href="#">5</a>	WATSON WILLIAM LARRY [EE]	DICKSON ELECTRIC SYSTEM	FFREL	9/24/2012	RE	421-233
<a href="#">6</a>	WATSON WILLIAM LARRY [EE]	FIRST FINANCIAL BANK	FULL	3/2/2022	RE	600-371

Indexes are current as of 2/15/2024 1:30p. Images are current as of 2/15/2024 1:30p.

Index and Images begin July 7, 1998

Cheatham County Tennessee