



## 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
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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.

<b>Cheatham (011)</b>	Jan 1 Owner	Current Owner	<b>MT PLEASANT RD 540</b>		
<b>Tax Year 2023   Reappraisal 2019</b>	WATSON WILLIAM LARRY	540 MT PLEASANT RD	Ctrl Map:	Group:	Parcel:
	ETUX CELIA	KINGSTON SPGS TN 37082	096J	B	021.00
	540 MT PLEASANT RD				PI:
	KINGSTON SPGS TN 37082				SI:
					000

**Value Information**

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

**Subdivision Data****Subdivision:**

MERRY LOG FARMS SEC 1

<b>Plat Book:</b>	<b>Plat Page:</b>	<b>Block:</b>	<b>Lot:</b>
A19	13		3

**Additional Information****General Information**

<b>Class:</b> 00 - Residential	<b>City:</b> KINGSTON SPRINGS
<b>City #:</b> 384	<b>Special Service District 2:</b> 000
<b>Special Service District 1:</b> 000	<b>Neighborhood:</b> K01
<b>District:</b> 11	<b>Number of Mobile Homes:</b> 0
<b>Number of Buildings:</b> 1	<b>Utilities - Electricity:</b> 01 - PUBLIC
<b>Utilities - Water/Sewer:</b> 01 - PUBLIC / PUBLIC	<b>Zoning:</b>
<b>Utilities - Gas/Gas Type:</b> 00 - NONE	

**Outbuildings & Yard Items**

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

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

<b>Deed Acres:</b> 1.3	<b>Calculated Acres:</b> 0	<b>Total Land Units:</b> 1.3
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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:**

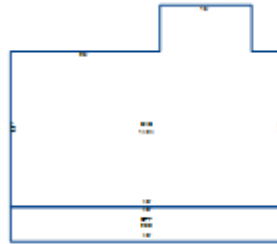
8 - HEAT AND COOLING PKG

**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						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
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 \$ <u>82,900.00</u> <i>William Larry Watson</i> Affiant	
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE <u>30th</u> DAY OF <u>September</u> 19 <u>91</u>	
Notary Public <u>LARRY D. CRAIG</u>	
MY COMMISSION EXPIRES <u>9/30/92</u> (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
<u>WILLIAM LARRY WATSON</u> (NAME)		<u>Barclays American/Mortgage Corporation</u> (NAME)	<u>MAP 96J</u>
<u>540 MT. PLEASANT ROAD</u> (ADDRESS)		<u>5032 Parkway Plaza Blvd. Bldg. 8</u> (ADDRESS)	<u>GROUP B</u>
<u>KINGSTON SPRINGS, TN 37082</u> (CITY) (STATE) (ZIP)	<u>Charlotte, NC 28217</u> (CITY) (STATE) (ZIP)	<u>PARCEL 21</u>	

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 hand 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, MICHAEL N. DOWLING AND WIFE, JANET DOWLING a Notary Public in and for  
said County and State, the within named

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that  
they had the within instrument for the purposes therein contained. Witness my hand and official seal at  
GOODLETTSVILLE, Tennessee, this 30th day of September, 1991  
Commission expires 9/30/92

Notary Public

LARRY D. CRAY

STATE OF TENNESSEE  
COUNTY OF

Before me,  
State and County aforesaid, personally appeared  
and  
upon oath(s) acknowledged to be the  
and respectively of the  
the within named bargainor, 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 each, and attesting the same by the said  
as each.

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 1991  
I, BETTY J. ROSS, Cheatham County Register do  
certify that the foregoing instrument and certification  
was received in my office at 1:00 o'clock  
9 p.m., on 10-3 1991; entered in  
Note Book 4 Page 57  
Book No. 312 Page 37. The following  
amounts were paid under receipt No. 46510  
STATE TAX/DEED \$ 306.73  
STATE TAX/MTCB \$  
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	DEED	10/3/1991	DEED	312-39
		Subdivision Section Phase Lot Building Unit Acres Dist				
		MERRYLOG FARMS 1 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