THIS INSTRUMENT WAS PREPARED BY:

Signature Title Services, LLC
4711Trousdale Drive, Suite 120
Nashville, TN 37220

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0.

Affiant

SUBSCRIBED AND SWORN TO BE ME, THIS 13 DAY OF March 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

Address of New Owner:
Mary Watkins, and Jerry C. Watkins, Sr.
And Jalisa Harden
537 Upsall Drive
Antioch, TN 37013

Send Tax Bill To:
New Owner

Map/Parcel Number:
163-11-0C-019.00CO

BILL GARRETT, Davidson County
Trans:T20120019705 DEEDQC
Recvd: 03/19/12 13:57 2 pgs
Fees:12.00 Taxes:0.00
20120319-0023212

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary Watkins, married,**"GRANTORS", by these presents, does hereby quitclaim and convey unto **Mary Watkins and husband, Jerry C. Watkins, Sr. and Jalisa Harden, unmarried, all as tenants in common with full rights of survivorship**, herein called "GRANTEES", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County**, State of **Tennessee**, described as follows, to-wit:

Land in Davison County, Tennessee, being Lot 19, SECTION 5, REVISED BELL FORGE VILLAGE III, as shown on plat of record in Plat Book 6900, Page 632, amended in Book 7524, Page 552, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William H. Guenin and Thomas R. Guenin by Warranty Deed from Janice Austin-Thompson and husband, Roy Thompson, recorded on the 8th day of October, 2002, in Instrument No. 20021008-0122594 and re-recorded at Instrument No. 20030317-0034998, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mary Watkins, married, by Warranty Deed from William H. Guenin, married and Thomas R. Guenin, unmarried, as recorded the 5th day of September 2011, in Instrument No. 20110906-0068763, in the Register's Office of Davidson County, Tennessee.

Subject property was never the principal residence of either Grantor, nor their respective spouses.

This is improved property known as 537 Upsall Drive- Antioch, TN 37013.

WITNESS our hands this 13 day of March, 2012.

Mary Watkins

Mary Watkins

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Mary Watkins,** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the forgoing instrument for the purpose therein contained.

Witness my hand this 13 day of March, 2012.

Notary Public

My commission expires:

