BILL GARRETT, Davidson County
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Prepared By:
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WIDRIG LAW, PLLC
500 Church Street, Suite 420
Nashville, TN 37219

## QUITCLAIM DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL |
|---|---|---|
| **Edward Eugene Watkins, Jr.** | **Provident Funding Associates, LP** | **150-07-0 155.00 02DX 04786** |
| **3276 New Towne Road Antioch, Tennessee 37013** | **1235 N. Dutton Ave., Ste. E Santa Rosa, CA 95401** | |

## AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, **Virginia K. Watkins**, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled **Edward Eugene Watkins, Jr. v. Virginia K. Watkins**, Docket No. 12D-2855, Third Circuit Court for Davidson County, Tennessee, at Nashville, and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Virginia K. Watkins

JOE JEFFRIES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SWORN TO AND SUBSCRIBED before me this the 30th day of March, 2013.

Notary Public

My Commission Expires: 7-6-15

FOR AND IN CONSIDERATION of the Marital Dissolution Agreement between the parties, I, **Virginia K. Watkins, Grantor, a single person,** my heirs, successors, and assigns, do hereby convey unto **Edward Eugene Watkins, Jr., Grantee, a single person,** his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain real property and house in Davidson County, Tennessee, being Lot No. 108 on the Plan of Towne Villages of Country, Section 2, of record in Plat Book 5200, Pages 176 and 177, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

This being the same property conveyed to Edward E. Watkins, Jr. and wife, Virginia K. Watkins, as joint tenants with right of survivorship by Warranty Deed from Michael S. Eggleston and wife, Gilda Maria Eggleston, dated August 17, 1992, filed of record on August 21, 1992, in Instrument No. ~~28833,~~ Book 8708, Pages 752 and 753, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Michael S. Eggleston and wife, Gilda Marie Eggleston by deed of record in Book 843, Page 276, Register's Office for Davidson County, Tennessee.

This is improved property known as 3276 New Towne Road, Antioch, Davidson County, Tennessee 37013.

Witness my hand this 30th day of March, 2013.

Virginia K. Watkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virginia K. Watkins, a single person,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this the 30th day of March, 2013.

Notary Public

JOE JEFFRIES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7-6-15