This instrument prepared by:

**Brian O. Bowhan, Attorney**
**4741 Trousdale Drive #118**
**Nashville, TN 37220**

**New owner's address:**
Adrian Watts
P.O. Box 953
Antioch, TN 37011

**Send tax bills to:**
Same

**Map-parcel numbers:**
148.08-0-103.00

## QUITCLAIM DEED

FOR AND CONSIDERATION of a Marital Dissolution Agreement, and a Final Decree of Divorce (and no monetary consideration) heretofore entered in the Chancery Court for Wilson County, Tennessee, in Case No. 2015-CV-197 and for the express purpose of creating a fee simple absolute title in my former Husband, Adrian Watts, hereinafter called "GRANTEE"), I, Laurie Brown Watts, GRANTOR by these presents do hereby quitclaim, transfer, convey unto my former Husband, Adrian Watts, the following described tract or parcel of land in Antioch, Davidson County, Tennessee, to wit:

Being Lot No. 116 on the Plan of Section Two, Oakwood Terrace, as shown by plat and survey of record in Book 4460, Page 119, of Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Adrian Watts, unmarried, by Warranty Deed from Melbra R. Sharpe-Rachell, married, in Instrument No. 20050719-00883850 , Register's Office for Davidson County, Tennessee.

The property described herein is subject to:

1. County taxes for the year 2004 paid in the amount of $1,082.03 on 11/22/04 and all subsequent years property taxes, a lien not yet due and payable. All prior years paid in full.
2. Any and all matters appearing on the plat of land described as Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section Two, Oakwood Terrace, as shown by plat and survey of record in Book 4460, Page 119, Register's Office for said county, Tennessee, to which plan reference in hereby made for a more and complete accurate description of said lot.

This is improved property located at 4561 Xavier Drive, Antioch, Tennesse

This legal description is the same as the previous deed of record and was fu
parties.

BILL GARRETT, Davidson County
Trans:T20150054962 DEEDQC
Recvd: 07/08/15 09:36 2 pgs
Fees:12.00 Taxes:0.00
20150708-0066033

**AND NOW, THEREFORE**, I, the said Laurie Brown Watts, Grantor for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim, transfer, and convey unto Grantee, Adrian Watts, his heirs and assigns, **IN FEE SIMPLE ABSOLUTE** all my right, title and interest, with the appurtenances, estate, title thereto belonging in the said property hereinabove described and set forth, to which reference is heremade and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Witness my hand this 19 day of May, 2015.

LAURIE BROWN WATTS

The actual consideration of value, whichever is greater, for this transfer is $0.

**ACKNOWLEDGMENT**

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

Personally appeared before me, Brittney White, a Notary Public in and for said County and State, LAURIE BROWN WATTS, the within named bargainer, with whom I am Personally acquainted, (or proved to me on the basis of satisfactory evidence), whom acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 11:13, AM, this 19 day of May, 2015.

Notary Public My commission expires: 11/6/2017.

BRITTNEY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**AFFIDAVIT**

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

This transfer is in implementation of a property settlement agreement between divorcing parties.

LAURIE BROWN WATTS

Subscribed and sworn to before me this 19 day of May, 2015.

Notary Public My commission expires: 11/6/2017

BRITTNEY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY