Davidson County DEEDQC
Recvd: 12/21/15 08:10 9 pgs
Fees:47.00 Taxes:0.00
20151221-0127572

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Wilson)
The actual consideration is $0.00.

Liz Jones
AFFIANT

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me
this 16th day of December 2015.

Jill Simmons
NOTARY PUBLIC
My Commission Expires: 9/4/16

ADDRESS OF NEW OWNER:
Angela Kay Watkins.
216 Bennett Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Owner

Map/Parcel 044-13-0 007.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged **Barbara Lynne Thompson Capps, Kenneth Wayne Thompson, James Lee Watkins and Paul Matthew Watkins, ("Grantor")** hereby convey all of their right title and interest to the hereinafter described property to **Angela Kay Watkins ("Grantee")**. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee being Lot No. 56 on the plan of Section Four, The Knoll, of record in Plat Book 2845, page 111 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for amore complete and accurate description.

Being the same property conveyed to James W. Thompson and wife Dortha G. Thompson by deed from J.R. Coarsey, Trustee of record in Book 3179, page 269 Register's Office for Davidson County, Tennessee. The said Dortha G. Thompson having since died vesting the property in James W. Thompson, the surviving tenant by the entirety. James W. Thompson having subsequently died testate vesting the property in Barbara Capps (a/k/a Barbara Lynne Thompson Capps) Kenneth W. Thompson (a/k/a Kenneth Wayne Thompson, James Lee

Watkins, Paul Matthew Watkins and Angela Kay Watkins as evidenced by his Last Will and Testament found in the Davidson County Probate Clerks Office at Docket No. 15P1239.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Barbara Lynne Thompson Capps
Barbara Lynn Thompson Capps
Barbara Lynn Thompson Capps

_____
Kenneth Wayne Thompson

_____
James Lee Watkins

_____
Paul Matthew Watkins

STATE OF Alabama
COUNTY OF Madison

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barbara Lynne Thompson Capps, with whom I am personally acquainted, and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 11th day of December, 2015.

Notary Public

My Commission Expires: My Commission Expires 09-25-2016

Watkins, Paul Matthew Watkins and Angela Kay Watkins as evidenced by his Last Will and Testament found in the Davidson County Probate Clerks Office at Docket No. 15P1239.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

_____
Barbara Lynn Thompson Capps

Kenneth Wayne Thompson
Kenneth Wayne Thompson

_____
James Lee Watkins

_____
Paul Matthew Watkins

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barbara Lynne Thompson Capps, with whom I am personally acquainted, and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires:_____

STATE OF TN
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Wayne Thompson, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 11th day of December, 2015.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Lee Watkins, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires:_____

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul Matthew Watkins, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires:_____

Watkins, Paul Matthew Watkins and Angela Kay Watkins as evidenced by his Last Will and Testament found in the Davidson County Probate Clerks Office at Docket No. 15P1239.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

_____
Barbara Lynn Thompson Capps

_____
Kenneth Wayne Thompson

_____
James Lee Watkins

_____
Paul Matthew Watkins

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barbara Lynne Thompson Capps, with whom I am personally acquainted, and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires:_____

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Wayne Thompson, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires:_____

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Lee Watkins, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 14 day of Dec, 2015.

Danna B Fuqua
Notary Public

My Commission Expires: Sept-10 2018

DANNA B. FUQUA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul Matthew Watkins, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires:_____

Watkins, Paul Matthew Watkins and Angela Kay Watkins as evidenced by his Last Will and Testament found in the Davidson County Probate Clerks Office at Docket No. 15P1239.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

_____
Barbara Lynn Thompson Capps

_____
Kenneth Wayne Thompson

_____
James Lee Watkins

Paul Matthew Watkins
Paul Matthew Watkins

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barbara Lynne Thompson Capps, with whom I am personally acquainted, and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires:_____

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Wayne Thompson, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires:_____

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Lee Watkins, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of _____, 2015.

_____
Notary Public

My Commission Expires:_____

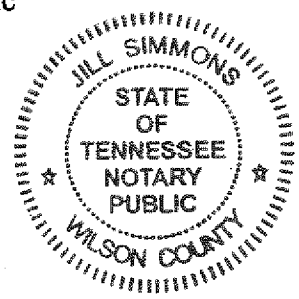
STATE OF Tennessee
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Paul Matthew Watkins, with whom I am personally acquainted, and who acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 14th day of December, 2015.

Jill Simmons
Notary Public

My Commission Expires: 9/4/16



TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

