**This instrument prepared by:**
Leila Hansen, Esq.
9041 S. Pecos Road, Suite 3900
Henderson, NV 89074
PH: 702-736-6400

Davidson County DEEDQC
Recvd: 12/29/15 10:09 5 pgs
Fees:27.00 Taxes:0.00
**20151229-0130405**

(1)

# QUITCLAIM DEED

**TITLE OF DOCUMENT**

**ADDRESS NEW OWNER AS FOLLOWS:**
John J. Watson
3346 Ezell Road
Nashville, TN 37211-1012

**MAIL TAX STATEMENT TO:**
John J. Watson
3346 Ezell Road
Nashville, TN 37211-1012

**MAP PARCEL NUMBERS:**
Map/Parcel:
148 03 0 037.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **John J. Watson, an unmarried man and Sheryl Watson, an unmarried woman** by these presents do hereby quitclaim and convey unto the said **John J. Watson, an unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Transfer between ex-spouses pursuant to divorce Case Number 10D-2120 Davidson County, Tennessee dated January 26, 2011.

This is unimproved ( ) property known as 3346 Ezell Road
Improved (✓) Nashville, Tennessee 37211-1012

Whenever 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 this 27th day of AUGUST, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John J. Watson

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )
**COUNTY OF** Davidson ) ss

Personally appeared before me, Carol D. Pigue, a Notary Public in and for said County and State, **John J. Watson** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville Tenn this 27 day of August, A.D., 2015.

**NOTARY STAMP/SEAL**

Carol D. Pigue
NOTARY PUBLIC
Notary Commission Expires: 7-2-18

**AFFIDAVIT OF VALUE**

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 27 day of August, 2015.

(Affix Seal)

Affiant

Carol D. Pigue
Notary Public
My Commission Expires: 7-2-18

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Witness our hand this 6th day of November, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Sheryl Watson

Sheryl Watson

TAMRA JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019

**ACKNOWLEDGMENT**

**STATE OF** Tennessee )

**COUNTY OF** Davidson ) ss

Personally appeared before me, Sheryl Watson, a Notary Public in and for said County and State, **Sheryl Watson** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 401 Church Street this 9th day of November, A.D., 2015.

**NOTARY STAMP/SEAL**

Tamra Jackson
NOTARY PUBLIC
Notary Commission Expires: 5-6-2019

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TENNESSEE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 102 ON THE PLAN OF CHEROKEE HILLS, SECTION I, OF RECORD IN PLAT BOOK 3106, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN J. WATSON AND WIFE, SHERYL WATSON BY DEED FROM BETTYE M. GLOVER AND HUSBAND SAM G. GLOVER, SR. AND MARY JANICE PARKER F/K/A MARY JANICE MCGOWAN AND HUSBAND CRYRUS PARKER OF RECORD IN BOOK 9507, PAGE 230, SAID REGISTER'S OFFICE.

# True Copy Certification

I, Tiarra Powell, 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.

Tiarra Powell
Signature

State of Michigan

County of Wayne

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne

Jessica N. Johnson
Notary's Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)