Davidson County DEEDQC
Recvd: 04/21/16 13:41 2 pgs
Fees:12.00 Taxes:0.00
20160421-0038876

QUITCLAIM DEED

Address of New Owner:
Jan Watson
221 Lewisburg Avenue
Franklin, Tennessee 37064

Send Tax Bills To:
Same

Map & Parcel:
104-08-0-390.00

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place #100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transaction is
$ -0-

Kelsie Holloway
affiant

Subscribed and sworn to before me, this the 20th day of April, 2016.

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Lori Holloway
Notary Public
Commission Expires: 4-20-19

Teesdale Properties, LLC, a Tennessee Limited Liability Company, do hereby quitclaim to Jan Watson, his Heirs and Assigns, all it rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, being the North 60 feet of Lot No. 61 on the Plan of O. B. Hayes Large Lots, called Rokeby, of record in Plat Book 21, Page 87, Register's Office for said County, to which reference is made for a more complete description.

Said Part of Lot No. 61 fronts 60 feet on the easterly side of Villa Street, and runs back parallel lines 159.47 feet, more or less, to a point half way between said Street and 15th Avenue South.

Being the same property conveyed to Teesdale Properties, LLC, a Tennessee Limited Liability Company by deed of record in Instrument 20160229-0019192, Register's Office for County, Tennessee.

This is unimproved property known as: 1702 Villa Place, Nashville, Tennessee 37212.

Witness my hand this the 20th day of April, 2016.

Teesdale Properties, LLC, a Tennessee
Limited Liability Company
By: Jan Watson, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Jan Watson, with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Teesdale Properties, LLC, a Tennessee Limited Liability Company and that he as such of Sole Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 20th day of April, 2016.

Notary Public

EMILY GUYTON STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES JULY 2, 2016

Commission expires: 7.2.16

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

