BILL GARRETT, Davidson County
Trans:T20160074797 DEEDQC
Recvd: 08/26/16 14:08 2 pgs
Fees:12.00 Taxes:0.00
20160826-0089681

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
E. Joyce Watson, Trustee
E. Joyce Watson Revocable
Living Trust Agreement
c/o David R. Watson
556 Midway Circle
Brentwood, TN 37027

Send Tax Bills To:
Same

Map and Parcel No.
19-041.08-0-065.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **E. Joyce Watson**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **E. Joyce Watson, Trustee, E. Joyce Watson Revocable Living Trust Agreement dated December 12, 2007, as amended** ("Grantee"), all of her one half (1/2) interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Beginning at an iron pin, said pin being in the west margin of Dickerson Road and being 68.66 feet in a northerly direction from a concrete monument, said monument being the northeast corner of Lot 1, of Section 1 of the J. Douglas Wright Subdivision as evidence in Plat Book 5190, Page 718 in the Register's Office of Davidson County, Tennessee, and said iron pin being the southeast corner of the tract herein described and; thence leaving the western margin of Dickerson Road north 74 degrees 59 minutes 15 seconds west 201.62 feet to an iron pin said iron pin being the northeast corner of Lot 3 as evidenced in the Caudle Nipp and Wright Subdivision as recorded in the Register's Office for Davidson County, Tennessee as evidenced in Plat Book 7900, Page 353; thence north 16 degrees 56 minutes 31 seconds east 39.87 feet to an iron pin; thence south 74 degrees 59 minutes 15 seconds east 203.81 feet to an iron pin said iron pin being in the westerly right-of-way of Dickerson Pike; thence along the western margin of Dickerson Road, south 20 degrees 4 minutes 33 seconds west 40 feet to an iron pin, which marks the point of beginning, said tract containing 0.185 acres more or less according to survey by Jesse E. Walker, dated December 5, 1991.

Being a portion of the same property conveyed to **Dale S. Watson, and wife, E. Joyce Watson and David R. Watson, and wife Anita Watson,** as tenants by the entirety, by Deed dated February 10, 1992, from **June A. Caudle**, of record in Book 8547, Page 119, Register's Office for Davidson County, Tennessee. Dale S. Watson died on April 5, 2015, resulting in his interest passing to E. Joyce Watson as the surviving Tenant by Entirety.

This is improved property known as: **3904 Dickerson Pike, Nashville, TN 37207**.

(Description from prior deed of record).

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 9 day of August, 2016.

E. Joyce Watson
by David R. Watson, Attorney in Fact
Under Durable Power of Attorney
recorded in Instrument No.
20160426-0040530 Register's Office
for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **E. Joyce Watson by David R. Watson, Attorney in Fact Under Durable Power of Attorney recorded in Instrument No. 20160426-0040530 Register's Office for Davidson County, Tennessee**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of August, 2016.

Notary Public

My Commission Expires:
10/3/2018

TABATHA DANA BREWER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 9 day of August, 2016.

Notary Public

My Commission Expires:
10/3/2018

TABATHA DANA BREWER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY