This Instrument Prepared By:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:
~~Kimberly Watts~~
~~3011 River Drive~~
~~Nashville, TN 37218~~
Reference Number: TN353663

Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763

Mail Tax Statements To:
Kimberly Watts
3011 River Drive
Nashville, TN 37218

Property Tax ID#: 7-13-148.00

Davidson County DEEDQC
Recvd: 12/01/16 12:12 5 pgs
Fees:27.00 Taxes:0.00
20161201-0126119

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **KIMBERLY WONSEY N/K/A KIMBERLY WATTS, AN UNMARRIED WOMAN**, whose post office address is 3011 River Drive, Nashville, TN 37218, as Grantor(s), and **KIMBERLY WATTS, AN UNMARRIED WOMAN,** whose post office address is 3011 River Drive, Nashville, TN 37218, as Grantee(s) hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 3011 River Drive, Nashville, TN 37218

Being all of the same Property conveyed to Grantor by virtue of a Quit Claim Deed recorded December 18, 2015 among the Official Property Records of Davidson County, Tennessee as Instrument 20151218-0127356.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 24th day of October, 2016.

Kimberly Wonsey N/K/A Kimberly Watts

STATE OF Tennessee
COUNTY OF Davidson

On this 24th day of October, 2016, before me personally appeared Kimberly Wonsey N/K/A Kimberly Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at offices, the 24th day of October, 2016.

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public Steven W. Nordstrom
My Commission expires: 10/31/17

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Bruce Clark

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $_____0_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Kimberly Watts
Affiant

Subscribed and sworn to before me this 24th day of October, 2016 by Kimberly Watts.

Steven W. Nordstrom
Notary Public
Commission Expires 10/31/17

Name and address for person(s) responsible for taxes:

Kimberly Watts
3011 River Drive
Nashville, TN 37218

Name and address of property owner:

Kimberly Watts
3011 River Drive
Nashville, TN 37218

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Exhibit "A"

BEING A PARCEL OF LAND IN THE 2ND COUNCILMANIC DISTRICT OF DAVIDSON COUNTY AND A PORTION OF THAT PROPERTY CONVEYED TO TONY R. CLOUSE IN DB 20050414, PG 0041869, RODCT, MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WESTERLY MARGIN OF RIVER CLIFF DRIVE, SAID PIN BEING THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND A COMMON CORNER TO JOHN L. DILLIARD (DA 5074, PG 181, RODCT); THENCE WITH SAID MARGIN S 16 55' 14" E, 83.30' TO A POINT; THENCE S 46 15'13" W, 80, 20' TO AN IRON PIN THE NORTHERLY MARGIN OF HAILEY AVE., COMMON CORNER TO ANOTHER PARCEL OWED BY SAID CLOUSE KNOWN AS MAP 81.01, PARCEL 3 TAODACT; THENCE NOW LEAVING SAID MARGIN WITH THE EAST LINE OF SAID PARCEL 3, N 43 44' 47" W, 150.00' TO AN IRON PIN; THENCE N 78 58'07" E 140.00 TO THE POINT OF BEGINNING CONTAINING 0.271 ACRES, MORE OR LESS, ACCORDING TO A COPY OF SURVEY MADE ON NOVEMBER 17, 2005 BY TOMMY E. WALKER, R.I.S., TENNESEE LICENSE 1465.

BEING THAT SAME PROPERTY CONVEYED TO KIMBERLY WONSEY BY DEED FROM GREGORY J. WONSEY DATED NOVEMBER 17, 2015 AND RECORDED DECEMBER 18, 2015 IN INSTRUMENT NO. 20151218-0127356 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

Commonly known as: 3011 River Drive, Nashville, TN 37218

Parcel ID #: 7-13-148.00

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters