Davidson County	DEEDQC
Recvd: 07/25/17 14:53	6 pgs
Fees:32.00 Taxes:0.00	
20170725-0075263	

Commitment Number: 17340618

After Recording, Send To:
Boston National Title Agency, LLC
129 W. Trade St., 9th Floor
Charlotte, NC 28202

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Clarence Turner and **Janice Turner**, 2221 10th Ave S. Nashville, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105 13 4D 001.00

QUITCLAIM DEED

Gaelon Watkins married to **Secret Wright**, hereinafter grantor, whose tax-mailing address is **2221 10th Ave S. Nashville, TN 37204**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, transfers and quitclaims to **Clarence Turner** and **Janice Turner**, husband and wife, hereinafter grantees, whose tax mailing address is **2221 10th Ave S. Nashville, TN 37204**, the following real property: ***SEE ATTACHED EXHIBIT A***

Property Address is: 2221 10th Ave S. Nashville, TN 37204

DERIVATION CLAUSE
The instrument constituting the Grantor's source of title in the property described herein was a recorded at 20140409-0029541 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 105 13 4D 001.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 7/15/, 2017:

Gaelon Watkins
Gaelon Watkins

Secret Wright
Secret Wright

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2017 by **Gaelon Watkins** and **Secret Wright** who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

See Attached →
Notary Public
All purpose Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Solano)

On 15th July 2017 before me, Marisa Vigo Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Gaelon Watkins and Secret Wright,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARISA VIGO
Commission # 2039056
Notary Public - California
Solano County
My Comm. Expires Aug 26, 2017

Signature _____
Signature of Notary Public

Marisa Vigo
comm# 2039056
exp. 8/26/2017

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed Document Date: 7-15-2017
Number of Pages: _____ Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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Maximum principal indebtedness for Tennessee recording tax purposes is 0.00.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of California
County of Solano

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15 day of July, 2017.

Gaelon Watkins / Secret Wright
Affiant

Gaelon Watkins / Secret Wright
Print Name

(Seal)

(See Attached All purpose Acknowledgment →)

Notary Public

My commission expires:

Print Name

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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State of California)
County of Solano)

On 15th July 2017 before me, Marisa Vigo Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Gaelon Watkins and Secret Wright,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MARISA VIGO
Commission # 2039056
Notary Public - California
Solano County
My Comm. Expires Aug 26, 2017

Signature Marisa Vigo
Signature of Notary Public

Marisa Vigo
Comm# 2039056
Exp. 8/26/2017

Place Notary Seal Above

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Title or Type of Document: _____ Document Date: _____

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Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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Escrow File No. 17340618

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 35, on the Plan of Duckworth's Addition to Nashville of record in Book 57, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Note: The Property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Tax ID: 105 13 4D 001.00

Being that parcel of land conveyed to Gaelon Watkins and Clarence Turner from May Alice Ridley, a widow by that deed dated 4/4/2014 and recorded 4/9/2014 in deed Instrument No. 20140409-0029541 of the Davidson County, TN public registry.

PARCEL NUMBER(S): 105 13 4D 001.00

True Copy Certification

I, Amy Carlson, 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 North Carolina

County of Mecklenburg

Personally appeared before me, Natalie T. Fisher, a notary public for this county and state, Amy Carlson 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: March 20, 2019
Notary' Seal (if on paper)

NATALIE T. FISHER NOTARY PUBLIC MECKLENBURG COUNTY, NC MY COMMISSION EXPIRES 3/20/2019