This Instrument Prepared by:
**MARTIN A. KOOPERMAN**
Attorney at Law
**KOOPERMAN, MONDELLI & LEONARDO**
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

BILL GARRETT, Davidson County
Trans:T20170067917 DEEDQC
Recvd: 08/07/17 11:37 2 pgs
Fees:12.00 Taxes:0.00
20170807-0080483

**This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.**

# QUITCLAIM DEED FROM THE ADMINISTRATRIX OF THE ESTATE OF LULA V. WATTS

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILLS TO:** | **MAP & PARCEL NO.** |
|---|---|---|
| Frankie Watts-McClinton<br>336 Arrington St.<br>Nashville, TN 37207 | Same | 082-07-0/154.00 |

LULA V. WATTS died intestate on April 20th, 2016. An estate was opened on August 5th, 2016 in the Probate Court for Davidson County, Tennessee, Docket No. 16P-1369, wherein FRANKIE WATTS-McCLINTON was duly qualified and appointed as the Administratrix of the Estate of Lula V. Watts. All debts of the Decedent have been paid. The Administratrix, by signing this Quit Claim Deed, releases any right the Administratrix has to recover this property in the event of the subsequent insolvency of this Estate. In accordance with the laws of intestate succession, FRANKIE WATTS-McCLINTON, Administratrix, quit claims to FRANKIE WATTS-McCLINTON and LAQUITA WYATT, in equal shares, all right, title and interest in the following described real estate in Davidson County, Tennessee:

> Being Lot No. 3 on the Plan of East Nashville Real Estate Co.'s Plan of Lots, as of record in Book 3500, Page 80, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Lula V. Watts by Quit Claim Deed from Lula B. Watts of record in Book 11628, Page 526, Register's Office for Davidson County, Tennessee.

**THIS** is improved property known as 336 Arrington Street, Nashville, Davidson County, Tennessee 37207.

WITNESS my hand this 28 day of July, 2017.

Frankie Watts-McClinton, Administratrix

**FRANKIE WATTS-McCLINTON**
**Administratrix of the Estate of Lula V. Watts**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,, the within named Administratrix, FRANKIE WATTS-McCLINTON, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she is the Administratrix of the Estate of Lula V. Watts, and that as such Administratrix, she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of July, 2017.

Martin A. Kooperman

**NOTARY PUBLIC**
My Commission Expires: 3/10/19

MARTIN A. KOOPERMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Frankie Watts-McClinton

**AFFIANT**

Sworn to and subscribed before me this 28 day of July, 2017.

Martin A. Kooperman

**NOTARY PUBLIC**
My Commission Expires: 3/10/19

MARTIN A. KOOPERMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY