Bill Garrett Davidson County
Batch# 2347 DEEDQC
09/19/2017 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20170919-0095995

THIS INSTRUMENT PREPARED BY: Katherine Calderon
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
BENJAMIN WATKINS
532 WOLFEBORO LANE
NASHVILLE, TN 37221
Customer Reference Number 168 117 TN

Property Tax ID#: 141 05 0A 320.00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, BENJAMIN WATKINS, a single man, as Grantor, and BENJAMIN WATKINS, a married man, as Grantee 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:

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Avondale Park, Phase 2, Section 3B of record in Instrument No. 20110208-0011099 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more particular description.

This being the same property conveyed to Benjamin Watkins, a single man, their heirs and assigns from NVR Inc., a Virginia Corporation T/A Fox Ridge Homes as shown by deed recorded on •••••••August 6, 2014 in the Office of the ROD for DAVIDSON County, TENNESSEE, as Instrument No. 20140806-0070647.

Parcel No. 141 05 0A 320.00
Known as: 532 Wolfeboro Lane, Nashville, TN 37221

Witness my hand this the 31 day of August, 2017.

Benjamin Watkins
BENJAMIN WATKINS

Lisa Y. Puckett

LISA Y. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named BENJAMIN WATKINS, a single man, the Grantor, with whom I am personally acquainted (or who has both proved to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 31 day of August, 2017.

LISA Y. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

Lisa Y Puckett
Notary Public
My Commission expires:

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $10.00.

K Calderon
Affiant's Name Kathenne Calderon

Subscribed and sworn to before me this the 31 day of August, 2017.

MARIBEL ARAGON MY COMMISSION # FF207072 EXPIRES March 05, 2019 FloridaNotaryService.com

Notary
My Commission expires: 3-5-2019

Name and Address of Property Owner:
Benjamin Watkins
532 Wolfeboro Lane
Nashville, TN 37221

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Benjamin Watkins
532 Wolfeboro Lane
Nashville, TN 37221

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.

True Copy Certification

I, JOSEPH FORD, 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 FLORIDA

County of HILLSBOROUGH

Personally appeared before me, Christopher Howell a notary public for this county and state, Joseph Ford 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: _____
Notary' Seal (if on paper)

CHRISTOPHER MICHAEL HOWELL
MY COMMISSION # FF 047379
EXPIRES: December 21, 2017
Bonded Thru Notary Public Underwriters