Bill Garrett Davidson County
Batch# 19863 DEEDQC
10/31/2017 03:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20171031-0111700

ADDRESS NEW OWNERS AND
SEND TAX BILLS:
GAELON WATKINS
3 Condor Court
American Canyon, CA 94503

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
105 - 13 - 4D - 2.00 CO

QUITCLAIM DEED

This instrument is made and entered into this the 21 day of Sept, 2017, by and between **CLARENCE TURNER,** GRANTOR and **GAELON WATKINS,** GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby conveys, transfers, remises, releases, relinquishes and quitclaims to GRANTEE, his heirs, successors and assigns all of GRANTOR'S right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, described as follows:

Being all of Unit B of 2221 10th Avenue Condominiums as shown and delineated in Exhibit "B" of the Declaration of Establishment of 2221 10th Avenue Condominium recorded in Instrument No. 20150707-0065848 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Together with an undivided interest as unit owners in and to the common elements, appurtenant thereto, as defined in the aforementioned declaration.

Being a part of the same property conveyed to Gaelon Watkins and Clarence Turner by Warranty Deed from May Alice Ridley recorded on April 9, 2014 in Instrument No. 20140409-0029541, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 2223 10th Ave S., Nashville, Tennessee 37204.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on the date first above written.

CLARENCE TURNER

STATE OF TENNESSEE

COUNTY OF _____ Please see Attached

Personally appeared before me, the undersigned Notary Public of said county and state, CLARENCE TURNER, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this _____ day of _____, 2017.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me, this the 30 day of Oct., 2017.

NOTARY PUBLIC

My Commission Expires: 8-30-21

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Old Republic National Title Insurance Company

Commitment Number: 2017-220

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Land in Davidson County, Tennessee, described as follows:

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WELLS FARGO

All-purpose Acknowledgment California only

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

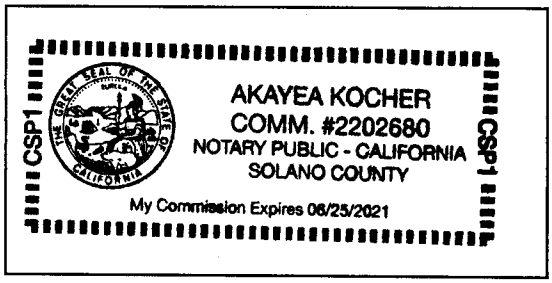
County of Solano

On 20th before me, Akayea Kocher, Notary Public (here insert name and title of the officer),

personally appeared Clarence Turner

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.



Notary Seal

WITNESS my hand and official seal.

Signature Akayea Kocher

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Quitclaim Deed

Document Date Sept. 21, 2017 Number of Pages 3

Signer(s) Other Than Named Above

FO01-000DSG5350CA-01

DSG5350CA (Rev 02 - 05/17)

201710310111700

True Copy Certification

I, Chaz Smith, 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.

Chaz Smith
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kelly Carter, a notary public for this county and state, Chaz Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelly Carter
Notary's Signature

My Commission Expires: Nov. 20, 2018
Notary' Seal (if on paper)

