Bill Garrett Davidson County
Batch# 64071 DEEDQC
03/01/2018 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180301-0019411

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Ernest D Bennett

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of FEBRUARY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-7-20 (AFFIX SEAL)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

THIS INSTRUMENT PREPARED BY:
Bennett & Pressley, P. C.
2021 Richard Jones Road, Suite 220
Nashville, TN 37215

From:

Paula G. Cone and Gregory M. Watson

To:

Ernest D. Bennett, III, Trustee

From:

Ernest D. Bennett, III, Trustee

To:

Gregory M. Watson and Paula G. Watson, husband and wife

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Gregory M. Watson and Paula G. Watson 2833 Whitebirch Drive Hermitage, TN 37076	Same as Owner	097020A59500CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and for the express purpose of establishing ownership of Grantees, now husband and wife, as tenants by the entireties, we, **Paula G. (Cone) Watson (being one and the same as Paula G. Cone) and Gregory M. Watson, tenants in common with right of survivorship** ("Grantors"), hereby convey, remise, release and quitclaim unto **Ernest D. Bennett, III, Trustee**, his successors and assigns, the following described tract (parcel) of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 595 on the Final Plat of Villages of Riverwood, Section One, Phase 5B, of record in Instrument No. 20161215-0131509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor herein by warranty deed from Beazer Homes, LLC, of record in Instrument No. 20170519-0049986, Register's Office for Davidson County, Tennessee.

This is improved property known as 2833 Whitebirch Drive, Hermitage, TN 37076.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

And now, I, the said **Ernest D. Bennett, III, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto **Gregory M. Watson and Paula G. Watson, husband and wife** ("Grantees"), as tenants by the entireties, their heirs, successors and assigns, the same property hereinabove described and set forth:

Land in Davidson County, Tennessee, being Lot No. 595 on the Final Plat of Villages of Riverwood, Section One, Phase 5B, of record in Instrument No. 20161215-0131509, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor herein by warranty deed from Beazer Homes, LLC, of record in Instrument No. 20170519-0049986, Register's Office for Davidson County, Tennessee.

This is improved property known as 2833 Whitebirch Drive, Hermitage, TN 37076.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

WITNESS our hands this 28th day of FEBRUARY, 2018.

Paula G. (Cone) Watson, Grantor

Gregory M. Watson, Grantor

Ernest D. Bennett, III, Trustee

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 Paula G. (Cone) Watson and Gregory M. Watson, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who in my presence affixed their signatures to the within instrument, upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 28TH day of FEBRUARY, 2018.

Commission Expires: 9-7-20

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Public

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 Ernest D. Bennett, III, Trustee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and in my presence affixed his signature to the within instrument, upon oath acknowledging that he did so in his representative capacity as trustee for and on behalf of Paula G. (Cone) Watson and Gregory M. Watson, having been duly authorized so to do, freely and voluntarily, for the purposes therein contained.

WITNESS my hand and seal this 28TH day of FEBRUARY, 2018.

Commission Expires: 9-7-20

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Ernest D. Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

