THIS INSTRUMENT PREPARED BY:
Lisa Luber / Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

MAIL TAX STATEMENTS TO:
MARY Lou WATTS
155 LUNA DR
NASHVILLE, TN 37211

955177

Bill Garrett Davidson County
Batch# 81581 DEEDQC
04/17/2018 09:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180417-0035950

QUITCLAIM DEED

THIS INDENTURE, Made this 4th day of April, 2018, by and between Mary Lou Watts, surviving spouse of Henry O. Watts, Sr who passed away on 07/16/2015, of the County of DAVIDSON, State of Tennessee, party/parties of the first part, Mary Lou Watts, an unmarried woman and daughter Connie L. Watts, an unmarried woman, as joint tenants of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is **155 Luna Drive, Nashville TN** 37211).

BEING the same premises which Linda Joyce Finney Baker, joined by Robert T. Baker to convey all rights to the property in deed dated 09/19/1988 and recorded 09/22/1988 in the DAVIDSON County Recorder's Office in Deed Book Volume 7658, page 766, granted and conveyed to Henry O. Watts, Sr and wife, Mary Lou Watts.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of zero and no/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Mary Lou Watts _____

Mary Lou Watts

State of Tennessee

County of Davidson (SS)

On this 9th day of April in the year 2018 before me, the undersigned notary public, personally appeared Mary Lou Watts, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Karen R. Campbell
Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

OATH OF VALUE

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 0.00.

Mary Lou Watts
Affiant

Subscribed and sworn to before me this 9th day of April, 2018.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 8, 2021
State of Tennessee
County of Davidson

File No: 955177

TAXPAYER/OWNER: MARY Lou WATTS
ADDRESS: 155 Luna Drive, Nashville TN 37211

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Exhibit A
Legal Description

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

LAND in Davidson County, Tennessee, being Lot No. 625 on the plan of Cherokee Hills, Section 6, as of record in Book 3842, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Linda Joyce Finney Baker, joined by Robert T. Baker to convey all rights to the property to Henry O. Watts, Sr. and wife, Mary Lou Watts as set forth in Deed Book 7658 Page 766 dated 09/19/1988, recorded 09/22/1988, DAVIDSON County, TENNESSEE.

14803012300

True Copy Certification

I, CHRIS CARNRIGHT, 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 this this is a true and correct copy of the original document executed and authenticated according to law.

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES