Bill Garrett Davidson County
Batch# 110893 DEEDQC
06/29/2018 11:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180629-0063074

PREPARED BY:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 300
Owings Mills, MD 21117

RETURN TO:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 300
Owings Mills, MD 21117
(410) 654-5550
FILE #CB-18-30404

QUIT CLAIM DEED

GRANTEE ADDRESS:
Derrick G. Watson
Betty E. Watson
4417 Enchanted Circle
Nashville, TN 37218

SEND TAX BILLS TO:
Derrick G. Watson
Betty E. Watson
4417 Enchanted Circle
Nashville, TN 37218

PARCEL ID#: 05814016700

THIS DEED made this by and between Derrick G. Watson and Betty E. Garrett, N/K/A Betty E. Watson, of 4417 Enchanted Cir., Nashville, TN 37218, parties of the first part, Grantors and Derrick G. Watson and Betty E. Watson, of 4417 Enchanted Cir., Nashville, TN 37218, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of ZERO DOLLARS ($0.00), the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said Derrick G. Watson and Betty E. Watson , in fee simple, all that lot of ground situate in Davidson County, Tennessee, and described as follows, that is to say:

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

Lots Nos. 11 and 12 on the amended final plat of Enchanted Hills, Section 5, Phase 1, of record in Book 6900, page 890, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

The improvements thereon being commonly known as 4417 Enchanted Circle, Nashville, Tennessee 37218.

Being the same lot or parcel of ground which by Deed dated October 29, 1990 and recorded October 30, 1990 among the Land Records of Davidson County, State of Tennessee, in Book: 8227, Page: 112 or Instrument: , was granted and conveyed by Enchanted Hills Associates, a Tennessee limited partnership, unto Derrick G. Watson and Betty E. Garrett. The said Betty E. Garrett is now known as Betty E. Watson.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

WITNESS the hand(s) and seal(s) of Grantor and Grantee.

ATTEST:

_____ _____ (Seal)
Derrick G. Watson, Grantor

_____ _____ (Seal)
Betty E. Garrett, N/K/A Betty E. Watson, Grantor

OATH OF VALUE

STATE OF TN COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ Ø.

SWORN AND SUBSCRIBED BEFORE ME THIS .

_____ _____
Derrick G. Watson, Affiant Betty E. Watson, Affiant

STATE OF TENNESSEE, ~~CITY~~/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this , before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Derrick G. Watson and Betty E. Garrett, N/K/A Betty E. Watson, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission expires: 7/2/18 Ellen F. Gammon

ELLEN F. GAMMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, ~~CITY~~/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this , before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Derrick G. Watson and Betty E. Watson known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public Ellen F. Gammon

My Commission expires: 7/2/18

ELLEN F. GAMMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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(410) 654-5550
CB-18-30404

True Copy Certification

I, MILLARD S. RUBENSTEIN, 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

MILLARD S. RUBENSTEIN

State of Maryland

County of Baltimore

Personally appeared before me, Jeremy Kaufman, a notary public for this county and state, Millard S. Rubenstein 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: 04-08-2021

Notary' Seal (if on paper)

JEREMY KAUFMAN NOTARY PUBLIC BALTIMORE CITY, MD.