Bill Garrett Davidson County
Batch# 126203 DEEDQC
08/07/2018 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180807-0077776

From information furnished by the parties.

THIS INSTRUMENT PREPARED BY:
Takacs McGinnis Elder Care Law, PLLC
P.O. Box 364
Hendersonville, TN 37077-0364

Address New Owners
Albert L. Watson and Carolyn Jeans
1506 Lewis Road
Madison, TN 37115

Send Tax Bills To
Same

Map-Parcel No.
051 10 0A 109.00

Quitclaim Deed by Trustee

Grantor: Albert L. Watson, Jr., Trustee under the Irrevocable Trust Agreement of Mary J. Watson, dated December 19, 2016
Grantee: Albert L. Watson, Jr. and Carolyn Jeans, as tenants in common

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

A Planned Unit Development located in Davidson County, Tennessee, being Unit 1506 on the Plan of Oakland Trace PUD, of record in Book 6250, Page 906, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Albert L. Watson, Jr., Trustee under the Irrevocable Trust Agreement of Mary J. Watson, dated December 19, 2016, by deed from Mary J. Watson, of record in Instrument No. 20161228-0136224, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 1506 Lewis Road, Madison, TN 37115.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Albert L. Watson, Jr., Trustee
Grantor

State of Tennessee
County of Sumner

On August 1, 2018, before me appeared Albert L. Watson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee under the Irrevocable Trust Agreement of Mary J. Watson, dated December 19, 2016, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee.

Pati K. Bedwell
Notary Public

My commission expires: 7/24/19

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Albert L. Watson, Jr., Grantee

Sworn to and subscribed before me on August 1, 2018.

Pati K. Bedwell
Notary Public

My commission expires: 7/24/19

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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.

Chelle Guidry
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pati K Bedwell, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 7/24/19

PATI K. BEDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE Copy Certification

I, Chelle Guidry, do hereby make oath that I am 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.

Chelle Guidry
Signature

State of Tennessee
County of Sumner

Personally appeared before me, Pati K. Bedwell, a notary public for this county and state, Chelle Guidry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pati K. Bedwell
Notary's Signature
My Commission Expires: 7/24/19

