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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215
File #180215173

Bill Garrett Davidson County
Batch# 132510 **DEEDQC**
08/24/2018 09:16:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180824-0083974

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

KCM
Affiant

Subscribed and sworn to before me, this 20 day of August, 2018.

Notary Public

My Commission Expires: SEPTEMBER 7, 2020

SHARA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Seth Little 4212 Rachel Donelson Pass Hermitage, TN 37076	New Owner	Map 075 Group 11-0 Parcel 030.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Todd Anthony Watkins** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **John Seth Little,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot Number 8, on the Plan of First Revision, Phase One, Heritage Meadows, of record in Plat Book 9700, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John Seth Little and Todd Anthony Watkins, joint tenants with right of survivorship, by Warranty Deed of record in Instrument No. 20180404-0031428, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 4212 Rachel Donelson Pass, Hermitage, TN 37076

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2018.

Todd Anthony Watkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 8 day of August, 2018.

Emily J. Hickman
Notary Public

My Commission Expires: 5-6-19

EMILY J. HICKMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-6-2019