Karen Johnson Davidson County
Batch# 186265 DEEDQC
01/22/2019 09:09:20 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190122-0005703

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Carol Huntington Wattleworth, Trustee **805 Clearview Drive** **Nashville, Tennessee 37205**	NEW OWNER	116-4-72

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Carol Wattleworth, unmarried,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **CAROL HUNTINGTON WATTLEWORTH, TRUSTEE OF THE CAROL HUNTINGTON WATTLEWORTH REVOCABLE LIVING TRUST, dated December 21, 2018,** all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Ensworth Acres, Section 2, as of record in Plat Book 3842, page 85, Register's Office for said County, described as follows:

BEGINNING at an iron pin at the northwest corner of the property conveyed to Dr. John R. Woods and wife, of record in Book 2736, page 205, said Register's Office, and also being a point in the southern boundary line of the Dr. Nesbitt property; thence with said Woods' western boundary line south 6 deg. 15' west 275 feet; thence north 82 deg. 53' west 254 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, north 7 deg. 08' east 263.5 feet to a point in the southern boundary line of the said Nesbitt property; thence with the same south 85 deg. 30' east 250 feet to the beginning.

TOGETHER with a 25 foot easement across the northerly part of the easterly 15 feet of Lot No. 9 on the plan of Mrs. Claude Waller's resubdivision of Ensworth, as of record in Book 421, page 175, and across the northwest corner of Lot No. 59 on the plan of Clearview, as of record in Book 843, page 8, Register's Office for said County, and as shown on said plan described as follows:

BEGINNING at the northwest corner of a 15 foot strip conveyed to Ella Parmer, by deed from Bessie W. Edwards, of record in Book 1046, page 628, Register's Office for said County; thence with the westerly line of said strip, south 6 deg. 15' west 25 feet; thence south 83 deg. 45' east 40 feet; thence north 6 deg. 15' east 48.2 feet to the southerly margin of Clearview Drive; thence with same with a curve 36.4 feet to the northwest corner of Lot No. 59 on the plan of Clearview, as of record in Book 843, page 8, said Register's Office; thence with the westerly line of said lot south 6 deg. 15' west 48.8 feet to the northeast corner of said 15 foot strip; thence with the northerly line of said strip north 85 deg. 30' west 15 feet to the beginning.

BEING the same property conveyed to Anthony Wattleworth and wife, Carol Wattleworth, by Deed from John R. Killinger and wife, Joyce Anne Killinger, of record in Book 5659, page 416, Register's Office for Davidson County, Tennessee. The said Anthony Wattleworth having since died on December 12, 2002 leaving the property vested solely in Carol Wattleworth.

This is improved property known as 805 Clearview Drive, Nashville, Tennessee 37205.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 18 day of January, 2019.

Carol Wattleworth
CAROL WATTLEWORTH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Carol Wattleworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 18th day of January, 2019.

Sheila Janeece Griggs
Notary Public

My Commission Expires: June 4, 2022

SHELIA JANEECE GRIGGS
STATE OF TENNESSEE
NOTARY PUBLIC
HICKMAN COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 18th day of January, 2019.

Notary Public

My commission expires: June 4, 2022

SHELIA JANEECE GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
HICKMAN COUNTY