Karen Johnson Davidson County
Batch# 186758 DEEDQC
01/22/2019 01:19:36 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190122-0006129

This Instrument Prepared
by Grantor:
Julie Dotson
1826 Bronwyn Court
Brentwood, TN 37027

Transfer Tax: $_____

QUITCLAIM DEED

Property Address: 150 Welworth Street, Madison, TN 37115
Parcel ID Number: 034-13-0-107.00

WITNESSETH: For no consideration, and in order to change the form of holding title only, **JULIE DOTSON, MARRIED,** (hereinafter referred to as Grantor), whose mailing address is 1826 Bronwyn Court, Brentwood, TN 37027, does now hereby remise, release and forever **QUITCLAIM** any and all interest she may have in said real property, described below situated in the County of Davidson, in the State of Tennessee **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

DON PAUL WATERN II, AS TRUSTEE
OR THE SUCCESSOR TRUSTEES UNDER
WELWORTH TRUST,
DATED DECEMBER 27, 2018
(hereinafter referred to as Grantee) whose mailing address is
8084 Remington Drive, Dayton, OH 45415

that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to-wit:

Lot 17, Block "B", EAST LAWN, A SUBDIVISION OF PART OF EDGEMEADE FARM, as shown on plat of record in Plat Book 547, Page 153-154, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Julie Dotson, married, the Grantor herein, by Warranty Deed dated December 15, 2017 from SARCO, GP, A

TENNESSEE GENERAL PARTNERSHIP, filed for record on December 27, 2017 as Instrument Number 20171227-0130920, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
• County of Davidson taxes for the current year and subsequent years, which the Grantee hereby assumes and agrees to pay.
• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of East Lawn, A Subdivision of part of Edgemeade Farm, as recorded in Plat Book 547, Page(s) 153-154, in the Register's Office, Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
• Any and all existing easements and restrictions as shown of record not stated herein.

When the context requires, singular nouns and pronouns include the plural, and pronouns shall be construed according in their proper gender and number according to the context hereof.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

Property Owner & Address:	WELWORTH TRUST 8084 Remington Drive Dayton, OH 45415
Parcel ID Number:	034-13-0-107.00
Property Address:	150 Welworth Street Madison, TN 37115
Mail Recorded Deed and Mail Tax Bills To:	WELWORTH TRUST 8084 Remington Drive Dayton, OH 45415

IN WITNESS WHEREOF, this Instrument is Executed.

1/18/2019
Date

Julie Dotson
Julie Dotson

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
) ss.:
County of Williamson)

On January, 2019 before me, Ashley Akers, Notary Public, personally appeared **Julie Dotson**, who proven on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by her signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Tennessee that the foregoing paragraph is true and correct.

WITNESS MY HAND and OFFICIAL SEAL

Ashley Akers
Signature Notary Public (Seal)
My Commission Expires: 09/19/2022

ASHLEY AKERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Oath of Consideration

State of Tennessee)
) ss.:
County of Williamson)

I hereby swear or affirm that the actual consideration for this transfer is $ -0-.

Janice A Jetson
AFFIANT

Subscribed and sworn to before me this 18 day of January, 2019.

Signature Ashley Akers (Seal)
Notary Public

My Commission Expires: 09/19/2022

ASHLEY AKERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY