Karen Johnson Davidson County
Batch# 214295 DEEDQC
04/05/2019 09:24:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190405-0031024

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 08111003700 & 08111003600

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Kennda J. Watkins aka Kennda Watkins, an unmarried man**, does hereby quitclaim and convey unto **R.A.R.E. Homes, LLC, a Tennessee Limited Liability Company**, all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

**TRACT 1:**
**LAND in Davidson County, Tennessee, being Lot No. 278 on the Plan of J.M.T.J. and G.W. Harding's Addition, of record in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING the same property conveyed to Kennda Watkins by Warranty Deed from Michael W. Cothern, a married man, dated November 16, 2016, and filed in Instrument No. 20161121-0122657, Register's Office for Davidson County, Tennessee.**

**TRACT 2:**
**LAND in Davidson County, Tennessee, being Lot No. 277 on the Plan of J.M.T.J. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's Office for said County, as follows:**

**Said Lot No. 277 fronts 50 feet on the westerly side of 21st Avenue, North, formerly Estrella Street, and runs back between parallel lines 158 feet to an alley.**

**BEING the same property conveyed to Kennda J. Watkins, unmarried, by Quitclaim Deed dated November 11, 2002, and filed in Instrument No. 20021126-0146704, Register's Office for Davidson County, Tennessee.**

This is improved property known as: 1731 21st Avenue, North, Nashville, TN 37208 (Tract 1) and 1733 21st Avenue, North, Nashville, TN 37208 (Tract 2)

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 3rd day of April, 2019.

Kennda J. Watkins aka Kennda Watkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kennda J. Watkins aka Kennda Watkins,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 3rd day of April, 2019.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public
My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Affiant

Subscribed and sworn to before me this 3rd day of April, 2019.

OLLIE MAE PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public
My Commission Expires:

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NEW OWNER(S)
R.A.R.E. Homes, LLC
~~1509 23rd Avenue, North~~ 1733 21st Ave, N.
Nashville, TN 37208

SEND TAX BILL TO:
New Owner