**NEW OWNER:**

Tim Watkins Rev. Trust
Tim Watkins, Tee
3009 Dunedin Court
Old Hickory, TN 37138

**THIS INSTRUMENT PREPARED BY:**

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

**SEND TAX BILLS TO:**
New Owner

**Map & Parcel:**
**05308013300**

This instrument was prepared solely with information provided by the parties.

Karen Johnson Davidson County
Batch# 247956 **DEEDQC**
06/25/2019 10:08:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190625-0061233

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIM WATKINS,** does convey unto the **TIM WATKINS REVOCABLE TRUST, dated June 5, 2019, Tim Watkins as Trustee,** its heirs and assigns, forever equally, all of the right, title and interest in and to the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

TRACT 1:

Being Lot No. 3 of Block 17 on the Plan of Dabbs and Elliot's Second Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 127, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the easterly side of 28th Street and runs back between parallel lines 144 feet to an alley.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 17 on the Plan of Dabbs and Elliott Subdivision No. 1, Old Hickory, Tennessee, of record in Plat Book 547, page 127, Register's Office, Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the southeasterly side of 28th Street and runs back between parallel lines 144 feet to an alley.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is certain real property described as follows:

Said northerly 20 feet of said Lot fronts 20 feet on the easterly side of Twenty-Eighth Street and runs back between parallel lines 144 feet to an alley, on which it measures 20 feet thereon.

Being the same property conveyed to Tim Watkins by Warranty Deed from George R. Wauford and wife, Linda B. Wauford, dated October 12, 2018, of record as Instrument 20181016-0102205, Register's Office of Davidson County, Tennessee.

WITNESS SIGNATURE(S) this 6th day of June, 2019.

Tim Watkins

**TIM WATKINS**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Tim Watkins**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 6th day of June, 2019.

Celia Stewart Rouse

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**********

The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Celia Stewart Rouse

Affiant

Sworn to and subscribed to before me, this the 6th day of June, 2019.

Notary Public

My commission expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY