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:
06405006900

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

20190625-0061239

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:

> Land in Davidson County, Tennessee, being Lots 19 and 20 of Block A on the Map of Hadley Bend City, as of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.
>
> Said Lots 19 and 20 adjoin and front together 50 feet on the Northeast side of Broadway and run back between parallel lines 110 feet to the West of the right of way of the railroad.
>
> Being the same property conveyed to Tim Watkins by Warranty Deed from George R. Wauford, dated March 8, 2018, of record as Instrument 20180314-0024203, 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.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

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 TENNEESSEE NOTARY PUBLIC
WILSON COUNTY