Karen Johnson Davidson County
Batch# 268783 DEEDQC
08/08/2019 02:06:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20190808-0079142

This instrument prepared by:
First American Title Insurance Company Mortgage Services Division-NTP
4795 Regent Blvd
Irving, Texas 75063
(866)264-7799

File No.: **1025954LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 12th day of July 2019, by and between JOSEPH WATSON, A.K.A. JOSEPH LANDON WATSON, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HIS SPOUSE, ALEXANDRIA KREIBERG, party of the first part, and JOSEPH WATSON, A MARRIED MAN, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by Warranty Deed, Deed of record in: Book N/A, Page No. N/A or Instrument No.: 2015-0306-0019327 in said Registor's office.

X The property is improved with an address of: **1614 MARSDEN AVE A, NASHVILLE, TENNESSEE 37216**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

AKA

JOSEPH WATSON, A.K.A. JOSEPH LANDON WATSON

ALEXANDRIA KREIBERG

STATE OF **TENNESSEE**

COUNTY
OF Davidson

Personally appeared before me, Tuwana J. Bryant (name of notary public), Joseph Watson of Alexandria Kroiberg, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of July, 2019.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-02-2022

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF **TENNESSEE**

COUNTY Davidson OF

I hereby swear or affirm that, to the best of affiant's ~~knowledge, information, and belief~~, the actual consideration for this transfer is $**0.00** . Exempt per ~~T.C.A. 67-4-409(a)(3)(A)(i)~~.

Affiant

Subscribed and sworn to before me this the 12th day of July 2019.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-02-2022

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

All Purpose Acknowledgement

State of: Tennessee

County of: Davidson

On this 12th day of July, 2019, before me Tuwana J. Bryant, a Notary Public, personally appeared Joseph Watson and Alexandria Kreiberg, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

Witness my hand and seal:

Tuwana J. Bryant

Printed Name: Tuwana J. Bryant
My commission expires: 05-02-2022

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

(Seal)

DESCRIPTION OF ATTACHED DOCUMENT:

Title or Type of Document: DEED

Document Date: 07-12-2019 Number of Pages: _____

Signers other than named above: _____

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
072110G00100CO

NAME AND ADDRESS OF A PROPERTY OWNER:
JOSEPH WATSON
1614 MARSDEN AVE A
NASHVILLE, TN 37216

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
JOSEPH WATSON
1614 MARSDEN AVE A
NASHVILLE, TN 37216

EXHIBIT 'A'

BEING UNIT NO. 1614A TOGETHER WITH ALL COMMON AREAS AS SHOWN ON THE PLAT ATTACHED TO THE "FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 1614 MARSDEN I" OF RECORD IN INSTRUMENT NO. 20140606-0049616, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

WATSON
55176831 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

True Copy Certification

I, Melony Witthaus, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Melony Witthaus, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05-10-2020

Notary Seal

ALLYN MORGAN
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 13065766-2