# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 311115 DEEDQC
11/05/2019 08:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191105-0113979

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of Oct, 2019.

Notary Public
MY COMMISSION EXPIRES: 4-13-22
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Birthright Title, LLC
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Adam Christopher Watkins and Melissa Rebecca Icenhour | SAME AS NEW OWNER | 105010B40400CO |
| (NAME) 1010 16th Ave. South | (NAME) | |
| (ADDRESS) Nashville, TN 37212 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David C. Watkins and wife, Karen R. Watkins and Adam C. Watkins, joint tenants with right of survivorship,** hereinafter called the Grantor(s), has quitclaimed **Adam Christopher Watkins, an unmarried man and Melissa Rebecca Icenhour, an unmarried woman**, hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 404, as shown on the plan of Ten on the Row, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument No. 20071023-0125441 and amended in Instrument Nos. 20090224-0015964, 20090507-0041965, 20090929-0090277, Scrivener' s Affidavit in Instrument No. 20141009-009365 and 20120905-0080264, Register' s Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners. Parking Space No. P-12 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 404.

Being the same property conveyed to DAVID C. WATKINS AND WIFE, KAREN R. WATKINS AND ADAM C. WATKINS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MCLEAN T. STINSON, AN UNMARRIED PERSON, of record in Instrument No. 20140701-0058701 , dated July 1, 2014 , said Register's Office.

Adam C. Watkins being one in the same as Adam Christopher Watkins.

**INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is __ improved _X_ unimproved property known as 1010 16th Ave. South #404, Nashville, TN 37212.

Witness my hand this 25 day of October, 2019.

**David C. Watkins**

**Karen R. Watkins**

**Adam C. Watkins**

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David C. Watkins, Karen R. Watkins and Adam C. Watkins** the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of October, 2019.

Notary Public

My Commission Expires: 4-13-22

(SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

# CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

