LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

X Grant Watkins Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHARONDA WATKINS	**SAME**	**080-08-0-050.00**
(NAME) **3220 CROWE DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GRANT WATKINS, JR., UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **SHARONDA WATKINS,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 247 on the Plan of Section One, Bordeaux Gardens, of record in Book 3300, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 247 fronts on 57 feet on the easterly side of Crowe Drive; 122.46 feet on the north line; 122.53 feet on the south line and runs back to a dead line on which it measures 57 feet.

Being the same property conveyed to Grant Watkins, Jr and wife, Annie F. Watkins by deed dated May 8, 1981 and recorded in Book 5743, page 615, Register's Office for Davidson County, Tennessee. The said Annie F. Watkins having since died leaving Grant Watkins, Jr. as the surviving tenant by the entirety.

This conveyance is subject to any and all easments, conditions and restrictions of record in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 312737 **DEEDQC**
11/07/2019 11:01:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191107-0115115

Unimproved ( )
This is improved(X) property known as **3220 CROWE DRIVE, NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of November, **2019.**

GRANT WATKINS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **GRANT WATKINS, JR.** the bargainor, 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 7th day of November, **2019.**

My Commission Expires: 5/2/2022

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON