Karen Johnson Davidson County
Batch# 318676 DEEDQC
11/22/2019 04:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191122-0121133

This Instrument is Prepared By:
Christie E. White, Esq.
Cobb Law Group, LP
131 Walton Ferry Road, Suite 11
Hendersonville, TN 37075
615-649-0049
No title search performed

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	Map/Parcel
JCC and Associates, LLC	**Thomas J. Watson**	
P.O. Box 2981	**P.O. Box 2981**	**06101000200**
Hendersonville, TN 37077	**Hendersonville, TN 37077**	

THIS INSTRUMENT, made and entered into this 31st day of October, 2019, by and between **Thomas J. Watson**, married, his heirs and assigns, *("Grantor")* and **JCC and Associates, LLC,** a Limited Liability Company organized and formed under the laws of the State of Tennessee *("Grantee")*;

FOR AND IN CONSIDERATION of Ten Dollars and 00/100 ($10.00), the receipt of which is hereby acknowledged, the undersigned **THOMAS J. WATSON,** Grantor, conveys and quitclaims his interests and all of his rights, title and interests, marital or otherwise, in and to the following parcel of described real property, in Davidson County, Tennessee to wit:

> Land in Davidson County, Tennessee, being a part of Lot No. 1 on the Plan of the Subdivision of the Lands of William Phillips, of record in Plat Book 57, Page 21, Register's Office for Davidson County, Tennessee, and being the East 35 feet of Lot No. 225 and the West 45 feet of Lot No. 227 on the Unrecorded Map of a Subdivision of part of Lot No. 1 and being a part of an Unnumbered Tract in the rear, described together as follows:
>
> Beginning at a point in the center line of Maplewood Lane, 30 feet, East of the common corner of Lots 223 and 225; thence parallel to the line between said Lots and along said line, extended Northerly 277 feet, to a point; thence Easterly 80 feet, to a point; thence Southerly parallel to the line between Lots Nos. 227 and 229 and 20 feet West of the same 277 feet, to the centerline of Maplewood Lane;

thence with the center line of said Lane, Westerly 80 feet, to the point of beginning.

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated June 13, 2012, and recorded at Instrument No. 20120709-0060070 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Watson, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., by deed dated October 16, 2012, of record in Instrument No. 20121018-0095496, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 225 Maplewood Trace, Nashville, Tennessee 37207.

And now, **THOMAS J. WATSON,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* his property interests into **JCC AND ASSOCIATES, LLC,** a Limited Liability Company organized and formed under the laws of the State of Tennessee. The same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantor, **THOMAS J. WATSON,** has hereunto set his hand on this the 31 day of Oct 2019.

THOMAS J. WATSON

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **THOMAS J. WATSON,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 31 day of Oct. 2019.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE)
COUNTY OF Sumner)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

for JCC + Associates, LLC

Affiant/Grantee: **THOMAS J. WATSON, on behalf of JCC and Associates, LLC**

Subscribed and sworn to before me this 31 day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 3-8-2021

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

True Copy Certification

I, James Cobb, 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 Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, ~~[name of person making certification]~~ James Cobb 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: Oct 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY