Karen Johnson Davidson County
Batch# 318758 DEEDQC
11/25/2019 08:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191125-0121228

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**	**072 11 0 277.00**
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,** *("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 Lot No. 39 in Burn's Subdivision of Maxey's Addition to Brownsville, of record in Book 161, Page 98, Register's Office for said County.
>
> Said Lot No. 39 fronts 62 feet on the Easterly margin of Burns Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 by Substitute Trustee's Deed filed March 14, 2012 and recorded as

Instrument 20120314-0021814 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Watson, from The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, by deed dated May 3, 2012, of record in Instrument No. 20120511-0040899, 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 2135 Burns Street, Nashville, Tennessee 37216.

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 October 2019.

NOTARY PUBLIC

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

My Commission Expires: 3-8-2021

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.

on behalf of JCC + Associates, LLC

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

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

NOTARY PUBLIC

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

My Commission Expires: 3-8-2021

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