Karen Johnson Davidson County
Batch# 318760 DEEDQC
11/25/2019 08:45:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191125-0121230

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	**Deborah A. Watson**	**083-07-0-337.00**
Hendersonville, TN 37077	**P.O. Box 2981**	
	Hendersonville, TN 37077	

THIS INSTRUMENT, made and entered into this 31st day of October, 2019, by and between **Thomas J. Watson and spouse, Deborah A. Watson** *("Grantors")*, 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 AND SPOUSE, DEBORAH A. WATSON,** Grantors, convey and quitclaim their interests and all of their 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. 19 on the Plan of Section 2, Eastland Oaks of record in Book 4860, page 9, Register's Office for said County.
>
> Said Lot No. 19 fronts 106.32 feet on the Northeasterly margin of Oak Court and extends back 183.75 feet on the Northwesterly line and 189.65 feet on the Southeasterly line to a deadline in the rear, measuring 116.00 feet thereon.

Being the same property conveyed to Paul Aponte and Thomas J. Watson by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 7036, page 307, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Watson and spouse, Deborah A. Watson, from Paul Aponte, married, by deed dated January 4, 2006, of record at Instrument No. 20060105-0001698, 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 2327 Oak Court, Nashville, Tennessee 37206.

And now, **THOMAS J. WATSON AND SPOUSE, DEBORAH A. WATSON,** for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey *all of* their 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 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

IN WITNESS WHEREOF, the Grantor, **DEBORAH A. WATSON,** has hereunto set her hand on this the 4th day of November 2019.

DEBORAH A. 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 **DEBORAH A. WATSON,** the Grantor, with whom

I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this 4 day of November 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

KAITLIN CHAMPION STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2020

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

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