Karen Johnson Davidson County
Batch# 318764 DEEDQC
11/25/2019 08:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191125-0121234

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, Sr.**	
P.O. Box 2981	**P.O. Box 2981**	**060 12 0 023.00**
Hendersonville, TN 37077	**Hendersonville, TN 37077**	

THIS INSTRUMENT, made and entered into this 31 day of October, 2019, by and between **Thomas J. Watson, Sr., 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, SR.,** Grantor, conveys and quitclaims his interest 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:

> Being Lot Nos. 41 and 42 of Block "B" on the Plan of Highland Park, of record in Book 974, Page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, by Deed, of record in Instrument No. 20110106-0001879, said Register's Office.

Being the same property conveyed to Thomas J. Watson, Sr. from BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, by deed dated May 16, 2011, of record in Instrument No. 20110601-0041539, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2011 real property taxes; (b) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; and (c) restrictive covenants of record in Book 974, Page 33, said Register's Office.

This is improved property known as 2908 Morningside Drive, Nashville, Tennessee 37207.

And now, **THOMAS J. WATSON, SR.,** 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 interest 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, SR.,** has hereunto set his hand on this the 31 day of oct 2019.

THOMAS J. WATSON, SR.

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, SR.,** 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

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.

on behalf of JCC & Associates, LLC

Affiant/Grantee: **THOMAS J. WATSON, SR., 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