Karen Johnson Davidson County
Batch# 318769 DEEDQC
11/25/2019 08:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191125-0121243

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**	**60-8-31**
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 wife, 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 WIFE, 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:

> Bring part of Lot No. 7 on the Map of E. A. Lindsley's Subdivision of record in Book 547, page 144, Register's Office for Davidson County, Tennessee, and being Lot No. 7-A as shown on the survey of the easterly part of said Lot No. 7, made by William C. Parrish, Civil Engineer, June 24, 1957, as follows:
>
> Beginning at a point on the westerly side of Hillside Road at the northeast corner of Lot No. 6 on said plan conveyed to Fred J. Cobb

by deed from Herman T. Cobb of record in Book 2029, page 176, said Register's Office; thence with the line between said Lots No. 6 & 7, North 8 degrees 30 minutes West 200.1 feet to a corner post; thence North 4 degrees 45 minutes East with a fence 50 feet to the southwest corner of Lot No. -B as shown on said survey; thence with the line between said Lots 7-A and 7-B as shown on said survey; South 84 degrees 30 minutes East 199.4 feet to the westerly margin of Hillside Road; thence with the same, South 4 degrees West 50 feet to the beginning.

Being the same property conveyed to James S. Sweeney, Jr., Trustee under the Irrevocable Trust Agreement for the benefit of James S. Sweeney, Sr., dated February 11, 2008, by deed from James S. Sweeney, Sr., of record in Instrument No. 20080402-0033387, and by Instrument of Correction of record in Instrument No. 20081229-0122584, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas J. Watson and wife, Deborah A. Watson, from James S. Sweeney, Jr., Trustee under the Irrevocable Trust Agreement for the benefit of James S. Sweeney, Sr., dated February 11, 2008, by deed dated December 19, 2008, of record in Instrument No. 2008229-122585, in the Register's Office for 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 3048 Hillside Road, Nashville, Tennessee 37207.

And now, **THOMAS J. WATSON AND WIFE, 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

My Commission Expires: 3-8-2021

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

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

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

My Commission Expires: 3/3/2020

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.

TJW 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