Karen Johnson Davidson County
Batch# 323282 DEEDQC
12/02/2019 03:58:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191202-0123970

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**	**06110012900**
Hendersonville, TN 37077	**Hendersonville, TN 37077**	

THIS INSTRUMENT, made and entered into this 2 day of December, 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, married**, 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:

> Being Lot Number 25, on the Plan of Maplewood Heights Subdivision, of record in Plat Book 547, Pages 77 and 78, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said Lot Number 5 fronts 100 feet on the easterly side of Saunders Avenue, and runs back between parallel lines, with the northerly margin of Virginia Avenue, 300 feet to the right of way of the Louisville and Nashville Railroad.

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 March 16, 2011, and recorded at Instrument No. 20110418-0029802 in the Register's Office of Davison County, Tennessee.

Being the same property conveyed to Thomas J. Watson, married, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., by deed dated February 3, 2012, and recorded at Instrument No. 20120206-0010437 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 4100 Saunders Avenue, Nashville, Tennessee 37216.

And now, **THOMAS J. WATSON, married,** 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**, has hereunto set his hand on this the 2 day of December 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 2 day of December 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.

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

Subscribed and sworn to before me this 2 day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 3/3/2020

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

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