Karen Johnson Davidson County
Batch# 354227 DEEDQC
02/06/2020 08:23:57 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200206-0013735

THIS INSTRUMENT PREPARED BY:
Bone McAllester Norton PLLC (app)
511 Union Street, Suite 1600
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Roy Lee Brown, Jr. 3226 Mexico Drive Nashville, Tennessee 37218	SAME	092-10-0-216.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AWANDA GAIL WATKINS LEE,** a married woman, **SHARON WATKINS,** a single woman, **TALISA SHANAY WATKINS,** a single woman, and ~~**JOHN WATKINS, JR.,** a single man~~ (collectively, the "Grantors"), do hereby quitclaim and convey unto **ROY LEE BROWN, JR.,** a single man (the "Grantee"), his heirs and assigns, all of the Grantors' right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (the "Property").

The Grantors make no representations or warranties whatsoever with regards to the Property or the Grantors' interest therein.

This is improved property known as 2711 Clifton Avenue, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the 8th day of November, 2019.

GRANTORS:

Awanda Gail Watkins Lee

Awanda Gail Watkins Lee

James Edward Lee

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 8th day of November, 2019, before me personally appeared Awanda Gail Watkins Lee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at Office, as of the 8th day of November, 2019.

Marilyn Y. Alford

Notary Public

My Commission Expires: 07/06/2020

MARILYN YVETTE ALFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 8th day of November, 2019, before me personally appeared James Edward Lee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at Office, as of the 8th day of November, 2019.

Marilyn Y. Alford

Notary Public

My Commission Expires: 07/06/2020

MARILYN YVETTE ALFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sharon Watkins

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 8th day of November, 2019, before me personally appeared Sharon Watkins, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at Office, as of the 8th day of November, 2019.

Notary Public

My Commission Expires: 07/06/2020

MARILYN YVETTE ALFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Talisa Shanay Watkins

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 8th day of November, 2019, before me personally appeared Talisa Shanay Watkins, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at Office, as of the 8th day of November, 2019.

Notary Public

My Commission Expires: 07/06/2020

MARILYN YVETTE ALFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

John Watkins, Jr.

STATE OF TENNESSEE)
COUNTY OF _____)

On this _____ day of November, 2019, before me personally appeared John Watkins, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at Office, as of the _____ day of November, 2019.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Wanda Gail Watkins Lee
AFFIANT

Subscribed and sworn to before me
this 8th day of November, 2019.

Notary Public

My Commission Expires: 07/06/2020

MARILYN YVETTE ALFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property Description

Being Lot No. 25 on the Block "A" on the Plan of M. B. and M. S. Pelcher's Addition, as of record in Book 57, Page 91, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the southerly side of Clifton Pike and runs back between parallel lines 190 feet to an alley.

Being the same property conveyed to Roy L. Brown, Jr. and Sarah L. Watkins, by deed from Annie Brown, of record in Instrument No. 20190702-0064387, said Register's Office. The said Sarah L. Watkins having since died.

Being the same property conveyed to Awanda Gail Watkins Lee, Sharon Watkins, Talisa Shanay Watkins, John Watkins, Jr. and Roy Lee Brown, Jr., as the only heirs-at-law as set forth in that certain Affidavit of Heirship of record in Instrument No. 20191030-0111336, Register's Office for Davidson County, Tennessee.