T193047

Prepared By:
Sourcepoint Fulfillment Services Inc
2330 Commerce Park Drive NE, Suite 2
Palm Bay, Florida 32905

Karen Johnson Davidson County
Batch# 388609 DEEDQC
04/20/2020 02:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200420-0041230

After Recording Return To:
Curtis V. Watkins Jr. and Carolyn B. Watkins
4601 Indian Summer Drive
Nashville, Tennessee 37207

Space Above This Line for Recorder's Use

TENNESSEE QUITCLAIM DEED

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

CURTIS V. WATKINS JR., residing at 4601 Indian Summer Drive, Nashville, Tennessee 37207.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to **CURTIS V. WATKINS JR., AND CAROLYN B. WATKINS,** residing at 4601 Indian Summer Drive, Nashville, Tennessee 37207 (hereinafter called the "Grantee(s)") as all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 54 ON THE PLAN OF QUAIL RIDGE, PHASE TWO, SECTION SEVEN, OF RECORD IN INSTRUMENT NO. 20061218-0155910, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CURTIS V. WATKINS JR., BY DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION RECORDED 4/21/2009 IN DEED INSTRUMENT NUMBER: 20090421-0036066 RECORDED IN THE DAVIDSON COUNTY, TENNESSEE.

PROPERTY IDENTIFIER: 032-09-0B-049.00

Any Reference to recorded instruments is reference to the Register's Office in said County.

Grantor's Signature C V Watkins JR Date 4/10/2020

Grantor's Name: **CURTIS V. WATKINS JR.,**
Address: 4601 Indian Summer Drive, Nashville, Tennessee 37207

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Curtis V. Watkins, Jr. whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of April, 2020

Karen R. Campbell **(SEAL)**

Notary Public

My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is one-dollar ($1.00).

Affiant's Signature _____

State of Tennessee

County of Davidson

Subscribed and sworn before me this 10th day of April, 2020

_____

Notary Public

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

SEND TAX STATEMENTS TO:
CIRTIS V WATKINS JR.
4601 INDIAN SUMMER DRIVE
NASHVILLE, TN 37207

DOCUMENT PREPARED BY:
VINITHAN VASUDEVAN
SOURCEPOINT FULFILLMENT SERVICES, INC.
2330 COMMERCE PARK DR NE SUITE 2
PALM BAY, FL 32905

True Copy Certification

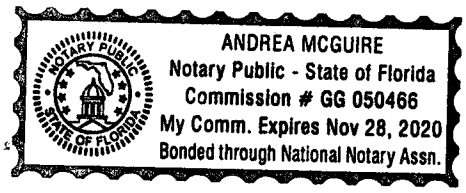
I, Betty H McNutt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Betty H. McNutt
Signature

State of FLORIDA

County of BREVARD

Personally appeared before me, Andrea McGuire, a notary public for this County and State, Betty H. McNutt, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public Signature
Print Name: Andrea McGuire

Notary Seal (if on paper)