THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 142-09-0A
PARCEL: 016.00CO

NEW OWNER'S ADDRESS:
Eva E. Watson
831 Todd Preis Drive
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 402577 DEEDQC
05/19/2020 11:31:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200519-0051817

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Eva E. Watson, fka Eva W. Graves, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 106-A on the plan of Doral Country Villa Condominiums, of record in Book 4860, Page 96, Register's Office for said County and to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Eva W. Graves, unmarried by Warranty Deed dated 11/27/1995 from Beatrice Ceigler, unmarried of record in Book 9870, Page 533, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 831 Todd Preis Drive, Nashville, TN 37221.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Eva E. Watson, single woman, her heirs and assigns, 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 we have hereunto set our hands on the 11th day of May, 2020.

Eva E. Watson

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Eva E. Watson, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 11th day of May, 2020.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 11th day of May, 2020.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Eva E. Watson
Affiant

Sworn and subscribed before me, this the 11th day of May, 2020.

Melissa Heavener
Notary Public
My Commission Expires: 7/3/23

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY