Karen Johnson Davidson County
Batch# 411209 DEEDQC
06/08/2020 09:12:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200608-0058360

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 81-11-489

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Kennda J. Watkins, unmarried, and Ava Christian, unmarried**, does hereby quitclaim and convey unto **R.A.R.E. Homes, LLC, a Tennessee Limited Liability Company**, all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the northerly 34 feet of Lot 299 as shown on the Map entitled McGavock's First Addition to Nashville, of record in Plat Book 21, page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kennda J. Watkins and Ava Christian by Warranty Deed from Robert K. Norman, a single person, dated October 2, 2006, and filed in Instrument No. 20061005-0123585, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 1728 Arthur Avenue, Nashville, TN 37208

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 28th day of May, 2020.

Kennda J. Watkins

Ava Christian

Ava Christian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kennda J. Watkins and Ava Christian,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 28 day of ~~February~~ May, 2020.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public
My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 28th day of May, 2020.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public
My Commission Expires:

****

NEW OWNER(S)
R.A.R.E. Homes, LLC

1733 21st Avenue, North
Nashville, TN 37208

SEND TAX BILL TO:
New Owner