Karen Johnson Davidson County
Batch# 434517 DEEDQC
07/10/2020 08:04:00 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200710-0075075

THIS INSTRUMENT PREPARED BY:
Nichon Shannon, Esq.
The Law Office of Nichon Shannon
P.O. Box 280336
Nashville, TN 37228

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Roy L. Brown 3226 Mexico Drive Nashville, Tennessee 37218	SAME	092-10-0-216.0

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, **JOHN WATKINS, JR.**, a single man (the "Grantor"), does hereby quitclaim and convey unto **ROY LEE BROWN, JR.**, a single man (the "Grantee"), his heirs and assigns, all of the Grantor's 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 Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on the _____ day of June 2020.

6/22/2020

GRANTOR

JOHN WATKINS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June 2020, 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 her free act and deed.

Witness my hand and seal as of the 22nd day of June 2020.

NOTARY PUBLIC

My Commission Expires: 07-06-2020



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.

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Affiant

Subscribed and sworn before me. this 8th day of July, 2020.

Notary

NICHON SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024