Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

QUITCLAIM DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 441605 DEEDQC
07/21/2020 11:42:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200721-0080003

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rightway Real Estate, LLC	**Same**	
(NAME)	(NAME)	092 05 0 348.00
4487 Post Place, Apt. 112		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BRIAN WATKINS ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE PLAN OF BLOCK 28, FISK UNIVERSITY PLACE OF RECORD IN PLAT BOOK 421, PAGE 4 AND 5, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM EFS INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20160208-0011593 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 05, 2016 AND RECORDED ON FEBRUARY 08, 2016.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20160426-0040566 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 26, 2016 AND RECORDED ON APRIL 26, 2016.

BEING THE SAME PROPERTY CONVEYED TO BRIAN WATKINS BY QUITCLAIM DEED FROM RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20191018-0106983 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 17, 2019 AND RECORDED ON OCTOBER 18, 2019.

This is **improved** property known as: **914 B 32nd Avenue North, Nashville, Tennessee 37209.**

Witness my hand, this the 17 day of July, 2020.

Brian Watkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian Watkins,** the within named bargainor, 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, this the 17 day of July, 2020.

Notary Public
My Commission Expires:

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212