Karen Johnson Davidson County
Batch# 454166 DEEDQC
08/11/2020 01:37:02 PM 3 pgs
Fees: $18.00 Taxes: $55.50

20200811-0089316

MAP: 151-1-A
PARCEL: 160

ADDRESS NEW OWNER:
Crystal L. Watson
213 W. Poplar Street
Pulaski, Tennessee 38478

THIS INSTRUMENT WAS PREPARED BY:
Price, Hill & Kolarich
201 Fourth Avenue North, Suite 1800
Nashville, Tennessee 37219

SEND TAX BILLS TO: NEW OWNER

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT **FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid, the receipt of which is acknowledged, and the other considerations hereinafter mentioned, **Candace Beth Franklin**, by these presents does hereby convey, remise, release and forever quitclaim unto **Crystal L. Watson** and **Timothy Ray Brymer** all right, title and interest in and to the following described tract or parcel of land situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Chatham Pointe, of record in Book 6900, page 444, 445, 446 and 447, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jere Helen Schofield by deed from Laurel Street Construction, Inc. of record in Book 7931, page 245, Register's Office for Davidson County, Tennessee. The said Jere Helen Schofield having since married and now being Jere Helen Schofield Pace. Jerry Pace joins in this conveyance to convey any interest he may have as the husband of Jere Helen Schofield Pace.

Being the same property conveyed to James H. Brymer on October 28, 1998 by Warranty Deed from Jere Helen Schofield Pace of record in Book 11180, page 861, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Crystal L. Watson, Timothy R. Bymer and Candace Beth Franklin, as tenants in common, by operation of law pursuant to Tenn. Code Ann. § 31-2-103, upon the death of James H. Brymer on June 1, 2020.

Subject to restrictions of record in Book 7358, page 656 and Book 7538, page 792, said Register's Office.

This conveyance is subject to any and all existing easements of record.

IN WITNESS WHEREOF, I have hereunto set my hand this the 10 day of August, 2020.

Candace Beth Franklin

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Candace Beth Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath executed the foregoing instrument for the purposes therein contained, by signing her name.

NOTARY PUBLIC

My commission expires: _____

CHARLOTTE E. HERRING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value whichever is greater, is $15,000.00.

Crystal L. Watson

Crystal L. Watson

Sworn to and subscribed before me this 10th day of August. 2020.

Charlotte E Herring

Notary Public

My commission Expires: CHARLOTTE E. HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPETRY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN TRANSCRIBED FROM THE INFORMATION PROVIDED.