QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 458589 DEEDQC
08/18/2020 08:21:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200818-0092352

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/6/2021

STEPHANIE M. VEILLETTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Shannon L. Crutcher, Esq.
Beal, Nations & Crutcher
1600 Westgate Circle, Suite 275
Brentwood, Tennessee 37027

NAME & ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Megan Leigh Watson 1045 Mitchell Road Nashville, Tennessee 37206	Megan Leigh Watson 1045 Mitchell Road Nashville, Tennessee 37206	083-08-0-015.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, JANICE E. WATSON and EMILY JOY WATSON, Joint Tenants with Right of Survivorship, do hereby convey, transfer, remise, release, relinquish and forever quitclaim unto MEGAN LEIGH WATSON, unmarried, her heirs and assigns, all right, title and interest in and to that certain tract or parcel of land lying in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 28, PLAN OF ROSEWOOD HEIGHTS, SECTION II, as shown on plat of record in Plat Book 2133, Page 57, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being that same property conveyed to JANICE E. WATSON and EMILY JOY WATSON, Joint Tenants with Right of Survivorship, from EMILY JOY WATSON by Quitclaim Deed, dated September 22, 2006, and of record in Instrument No. 20061003-0122607, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to any and all existing easements and restrictions as shown of record.

This property is improved property known as 1045 Mitchell Road, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on the 14th day of August, 2020.

Janice E Watson
JANICE E. WATSON

Emily Joy Watson
EMILY JOY WATSON

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public, JANICE E. WATSON and EMILY JOY WATSON with whom I am personally acquainted (or proved to me their identities on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 14th day of August, 2020.

Stephanie M Veillette
NOTARY PUBLIC

STEPHANIE M VEILLETTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/16/21

THIS DEED WAS PREPARED without the benefit of a survey or title search using information provided by the parties and the preparer makes no representation as to the status of the title of the property herein conveyed.