This Instrument Prepared
By Grantee
Julie Dotson
1826 Bronwyn Court
Brentwood, TN 37027

Transfer Tax: $_____

Karen Johnson Davidson County
Batch# 484486 **DEEDQC**
09/28/2020 10:58:59 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20200928-0111146

QUITCLAIM DEED

Property Address: 513 Macfie Court, Madison, TN 37115
Parcel ID Number: 034-13-0-263.00

WITNESSETH: For no consideration, and in order to change the form of holding title only, **DON PAUL WATERN II, AS TRUSTEE UNDER MACFIE TRUST DATED DECEMBER 27, 2018 (HEREINAFTER TO AS GRANTOR)** whose mailing address is 8084 Remington Drive, Dayton, Ohio 45415, does now hereby remise, release and forever **QUIT-CLAIM** any and all interest he may have in said real property, described below situated in the County of Davidson, in the State of Tennessee **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, right of way and easements of record, of whatsoever kind and nature to:

JULIE DOTSON, MARRIED
(hereinafter referred to as Grantee) whose mailing address is
1826 Bronwyn Court, Brentwood, TN 37027

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. 180-A on the Plan of Zone Lot Division of All Lots of Phase One, Cedar Bluff Subdivision of record in Plat Book 5200, Page 610 and amending in Plat Book 6250, Pages 836 and 837, 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 the same property conveyed to Don Paul Watern II, as Trustee of the Macfie Trust, the Grantor herein, by Quitclaim Deed dated January 18, 2019 from Julie Dotson, married, filed for record on January 22, 2019 as Instrument Number 20190122-0006128, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
. Taxes for the current year and subsequent years, which the Grantee hereby assumes and agrees to pay.
.Subject to all matters shown on the Plan of Record in Plat Book 6250, Pages 536 and 837 and amending in Book 5200, Page 610, Register's Office for Davidson County, Tennessee.

- Restrictions of record in Book 5039, Page 484, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- TVA Line Easement of record in Book 3281, Page 39, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 4878, Page 142, Book 4901, Page 341 and Book 5116, Page 352, in Register's Office for Davidson County, Tennessee.
- Easement to Madison Suburban Utility District of record in Book 6569, Page 956, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6264, Page 777, in the Register's Office for Davidson County, Tennessee.

When the context requires, singular nouns and pronouns include the plural, and pronouns shall shall be construed according in their proper gender and number according to the context hereof.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

IN WITNESS WHEREOF, This Instrument is Executed.

9-18-20
Date

Don Paul Watern II
Don Paul Watern II as Trustee under Macfie Trust

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the Identity of the individual who signed the document to which this certificate is attached and is not the truthfulness, accuracy, or validity of that document.

State of Ohio)
County of Montgomery) ss.:

On September 18 2020 before me Brooke Snyder personally appeared **Don Paul Watern II,** who proven on the basis of satisfactory evidence to be the person whose name is subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by his signature on this Instrument the person or entity upon behalf of which the person acted executed the Instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Ohio that the foregoing paragraph is true and correct.

WITNESS MY HAND and OFFICIAL SEAL

Brooke Snyder
Signature Notary Public
My Commission Expires: 8/4/25

NOTARIAL SEAL STATE OF OHIO

BROOKE SNYDER
NOTARY PUBLIC
STATE OF OHIO
DARKE COUNTY
MY COMMISION
EXP: 8/4/25

Oath of Consideration

State of Ohio)
County of Montgomery .) ss.:
)

I hereby swear or affirm that the actual consideration for this transfer is
$ 0

Don Paul Watern II
AFFIANT: Don Paul Watern II

Subscribed and sworn to before me this 10 day of September, 2020

Signature Brooke Snyder
Notary Public

My Commission Expires 8/4/25



BROOKE SNYDER
NOTARY PUBLIC
STATE OF OHIO
DARKE COUNTY
MY COMMISION
EXP: 8/4/25

Property Owner and Address :	Julie Dotson 1826 Bronwyn Court Brentwood, TN 37027
Parcel ID Number:	034-13-0-263.00
Property Address:	513 Macfie Court Madison, TN 37115
Mail Recorded Deed and Tax Bills to:	Julie Dotson 1826 Bronwyn Court Brentwood, TN 37027