QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 528112 DEEDQC
12/09/2020 11:40:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201209-0143642

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22
(AFFIX SEAL)

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)
Brian Vincent Watkins	**Same**	**09205023400** **09205035600**
(NAME) **P.O. Box 90584**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE MAP & PARCEL NOS.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BRIAN VINCENT WATKINS, SINGLE ("GRANTOR")

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

BRIAN VINCENT WATKINS, SINGLE ("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:

Tract 1: M&P 09205023400

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15, OF BLOCK 17, ON THE PLAN OF OF FISK UNIVERSITY PLACE, OF RECORD IN BOOK 421, PAGES 4 AND 5, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIAN VINCENT WATKINS, BY QUITCLAIM DEED FROM BRIAN VINCENT WATKINS, OF RECORD IN INSTRUMENT NUMBER 20200911-0104071, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract 2: M&P 09205035600

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16, OF BLOCK 17, ON THE PLAN OF OF FISK UNIVERSITY PLACE, OF RECORD IN BOOK 421, PAGES 4 AND 5, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BRIAN VINCENT WATKINS, BY QUITCLAIM DEED FROM BRIAN VINCENT WATKINS, OF RECORD IN INSTRUMENT NUMBER 20200911-0104071, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **917 A 31st Avenue North, Nashville, TN 37209**
917 B 31st Avenue North, Nashville, TN 37209

Witness our hands this the 4 day of December, 2020.

BRIAN VINCENT WATKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN VINCENT 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 4 day of December, 2020.

Notary Public
My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022