RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 529948 DEEDQC
12/11/2020 08:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201211-0145176

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 15 DAY OF Sept, 2020.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Riverstone Homes, LLC P.O. Box 682186 Franklin, TN 37068	Same as New Owner	072 11 3F 002.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Jan Watson, a married man,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Riverstone Homes, LLC, a Tennessee limited liability company,** its successors and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit B, as shown on the map entitled ROCK CITY HOMES, A HORIZONTAL PROPERTY REGIME, of record at Instrument No. 20160829-0090371, Register's Office for Davidson County, Tennessee, to which plan reference is

hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Jan Watson and Riverstone Homes, LLC, by Quitclaim Deed from Jan Watson, dated August 23, 2016 and appearing of record at Instrument No. 20160824-0088721, Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 2167B Rock City St., Nashville, Davidson County, Tennessee.

The subject property was not a marital residence of the Grantor.

WITNESS MY HAND, this 11 day of September, 2020.

JAN WATSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jan Watson, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 11th day of September, 2020.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Return to:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206