Karen Johnson Davidson County
Batch# 537293 DEEDQC
12/17/2020 03:04:22 PM 3 pgs
Fees: $18.00 Taxes: $37.00
20201217-0149719

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
James Sawyer Watts 651 Bay Point Drive Gallatin, Tennessee 37066	(same)	Map 51-8 Parcel 23

This instrument prepared by: Waller Lansden Dortch & Davis, LLP, G. Michael Yopp, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $10,000.00.

James S. Watts
Affiant

Subscribed and sworn to before me, this the 16th day of December, 2020.

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Jeanette L. Ramer
NOTARY PUBLIC
My Commission Expires: 3/7/23

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, James P. Watts and wife, Judith B. Watts ("Grantors"), by their presents, do hereby quitclaim and convey all their right, title and interest to James Sawyer Watts ("Grantee"), his heirs and assigns, the following described tract or parcel of land, in Davidson County, Tennessee, to wit:

All that tract or parcel of land lying and being in the First Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Beginning at an existing iron pin set in the westerly margin of Gallatin Pike, said iron pin being 274.17, more or less feet, from the northwesterly corner of the intersection of Gallatin Pike and Due West Avenue, as measured northwardly therefrom; thence leaving the said westerly margin of Gallatin Pike and with the northerly line of the Bankers Trust of South Carolina TRS.

Property, as of record in Book 5384, page 250, Register's Office of Davidson County, Tennessee North 57 degrees, 26 minutes 00 seconds West, a distance of 150.00 feet to a point; thence leaving the said northerly line of the Bankers Trust of South Carolina property and with the easterly line of Park Development Co. Property as of record in Book 3284, page 399, Register's Office for Davidson County, Tennessee, North 29 degrees 14 minutes 01 seconds East, a distance of 125.00 feet to a point; thence continuing South 57 degrees 25 minutes, 59 seconds East a distance of 131.07 feet to a point; thence continuing and with a return curve to the right, having a radius of 20.00 feet, chord bearing of South 14 degrees, 01 minutes, 36 seconds East, a chord distance of 27.49 feet, to a point on the westerly margin of Gallatin Pike; thence with the said westerly margin of Gallatin Pike and with a curve to the left, having a radius of 17,235.00 feet a chord bearing of South 29 degrees, 12 minutes, 07 seconds West, a chord distance of 106.08 feet to the point of beginning, containing 0.428 more or less acres.

Being the same property conveyed to James P. Watts and wife, Judith B. Watts, by deed from Paradigm Two, LLC, a Tennessee limited liability company, of record as Instrument No. 20201217-0149718, Register's Office for Davidson County, Tennessee.

This is improved property located at 1108 Gallatin Pike, Madison, Tennessee 37115.

IN WITNESS WHEREOF, Grantors have executed this instrument this the 16th day of December, 2020.

James P. Watts

James P. Watts

Judith B. Watts

Judith B. Watts

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James P. Watts and Judith B. Watts, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 3/7/23

