QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 2021.

Dawn Martin
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 598785 DEEDQC
03/23/2021 02:55:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210323-0038413

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)
Chandra Watson and Russell Pollard	**Same**	
(NAME)	(NAME)	**073 13 0 132.00**
2603 Highview Dr		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

CHANDRA WATSON AND RUSSELL POLLARD, WIFE AND HUSBAND, AND DEIDRA E. WATSON ("GRANTOR")

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

CHANDRA WATSON AND RUSSELL POLLARD, WIFE AND HUSBAND ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT 6, DUGGER HEIGHTS, SECTION III, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 54, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CHANDRA WATSON AND RUSSELL POLLARD, WIFE AND HUSBAND, AND DEIDRA E. WATSON, AN UNMARRIED WOMAN, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY QUIT CLAIM DEED FROM RUSSELL POLLARD, A MARRIED MAN, AND DEIDRA E. WATSON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, OF RECORD IN INSTRUMENT NO. 20150520-0046656, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED APRIL 27, 2015, AND RECORDED ON MAY 20, 2015.

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: **2603 Highview Dr. Nashville, TN 37206**

Witness our hands this the 15 day of March, 2021.

CHANDRA WATSON

RUSSELL POLLARD

DEIDRA E. WATSON

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHANDRA WATSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of Mar, 2021.

Notary Public
My Commission Expires:

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RUSSELL POLLARD**, 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 15 day of Mar, 2021.

Notary Public
My Commission Expires:

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEIDRA E. WATSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of Mar, 2021.

Notary Public
My Commission Expires:

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024