Karen Johnson Davidson County
Batch# 706958 DEEDQC
08/30/2021 11:26:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210830-0116535

This Instrument Prepared by Waters Law
116 Locust Avenue, Suite A, Cookeville, Tennessee 38

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Tyler Austin Watson and Morgan Rae Watson, Co-Trustees of The Tyler and Morgan Watson 2021 Joint Revocable Trust dated August 27, 2021 *1706 Fatherland Street* *Nashville, TN 37206*	*Tyler and Morgan Watson* *1706 Fatherland Street* *Nashville, TN 37206*	*083 03 1H 001.00*

This instrument made and entered into on this the 27th day of August, 2021, by and between ***Tyler Austin Watson and Morgan Rae Watson, husband and wife***, First Party; and ***Tyler Austin Watson and Morgan Rae Watson, Co-Trustees of The Tyler and Morgan Watson 2021 Joint Revocable Trust dated August 27, 2021***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all their right, title, and interest in and to the hereinafter described real property located in a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit, ***retaining, however, the immunity of tenants by the entirety property as provided by T.C.A. §35-15-510***:

Unit no. B on the Place of 1310 Porter Road, a townhouse planned unit development, a Horizontal Property Regime with private elements having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160728-0077858, and further amended in Instrument Number 20170127—0009251, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This is improved property commonly known as: 1310 B Porter Road, Nashville, TN 37206.

This property is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from Mermen Properties, LLC, a Tennessee Limited Liability Company, to Tyler Austin Watson and Morgan Rae Watson, husband and wife, of record in Instrument Number 20200605-0058237, Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the First Party has hereunto set their signatures, this day and date first above written.

Tyler Austin Watson

Tyler Austin Watson

Morgan Rae Watson

Morgan Rae Watson

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***Tyler Austin Watson and Morgan Rae Watson,*** the within named 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 official seal at office, this 27th day of August, 2021.

Kiley Hoppe

NOTARY PUBLIC

KILEY HOPPE
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires: 09-25-24

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. 67-4-409(a)(3)(F) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.