Karen Johnson Davidson County
Batch# 706958 DEEDQC
08/30/2021 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116536

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 14 0 200.00*

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***:

> Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Priest Home Place of record in Plat Book 161, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> This conveyance is subject to all restrictions, easements, and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1706 Fatherland Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

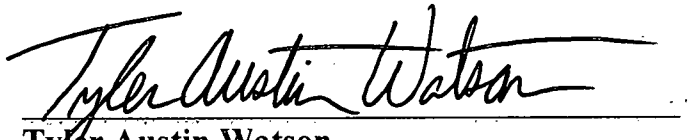
This property is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may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

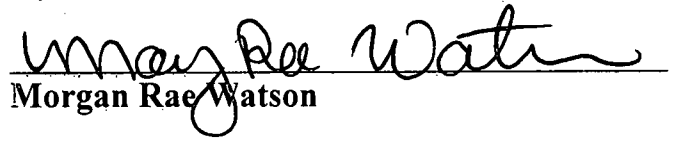
SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from Jeffrey Gibson and Allyn Gibson, husband and wife, to Tyler Austin Watson and Morgan Rae Watson, husband and wife, of record in Instrument Number 20180531-0051939 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



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



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.