39B

Prepared by:

File #21-1455

Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 707179 DEEDQC
08/30/2021 03:07:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210830-0116827

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Leslie Watkins, an unmarried woman,** does hereby quitclaim unto **Leslie Watkins, Trustee of The Watkins Trust, dated January 11, 2019,** Trustee hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Hidden Terrace of record in Plat Book 6250, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leslie Watkins, an unmarried woman by deed from Michael Wilson, dated July 9, 2021, of record in Inst. No 20210715 - 20095328, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely into unto **Leslie Watkins, Trustee of The Watkins Trust, dated January 11, 2019**

**This is improved property, known as: 1431 McGavock Pike, Nashville, TN 37216**

| **NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** | **TAX MAP-PARCEL #:** |
|---|---|---|
| **Leslie Watkins, Trustee**<br>**1431 McGavock Pike**<br>**Nashville, TN 37216** | **NEW OWNER** | **072-08-0-022.00** |

**WITNESS THE EXECUTION HEREOF** this 9th day of July, 2021.

Leslie Watkins

**Leslie Watkins**

SATHYAA SALEEM
Notary Public - California
Orange County
Commission # 2237279
My Comm. Expires Apr 7, 2022

**State of** California
**County of** Orange

On this 9th day of July, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Leslie Watkins,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Sathyaa Saleem

Notary Public

My Commission Expires: April 7, 2022

**State of** California
**County of** Orange

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 9th day of July, 2021.

Sathyaa Saleem

Notary Public

My Commission Expires: April 7, 2022

SATHYAA SALEEM
Notary Public - California
Orange County
Commission # 2237279
My Comm. Expires Apr 7, 2022