Karen Johnson Davidson County
Batch# 753104 DEEDQC
11/10/2021 02:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211110-0150455

QUITCLAIM DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Tobin Watkinson and Aleksandra Watkinson	Same as owner	083 08 0 163.00
(NAME) 2825 Harriette Court	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Don Tobin Watkinson and Rhonda Lynn Watkinson, husband and wife,** and **William Tobin Watkinson, a married man** (collectively, the "**Grantors**"), by these presents, do hereby quitclaim, transfer and convey to **William Tobin Watkinson and Aleksandra Watkinson, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in the 15th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of Whitman Meadow, as of record in Book 2854, Page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Don Tobin Watkinson and Rhonda Lynn Watkinson, husband and wife and William Tobin Watkinson, a married man, as joint tenants with right of survivorship, from Don Tobin Watkinson and Rhonda Lynn Watkinson, husband and wife, by Quitclaim Deed dated May 24, 2018, of record as Instrument No. 20180529-0050988, Register's Office, Davidson County, Tennessee.

This is improved property located at 2825 Harriette Court, Nashville, TN 37206.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantors makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantors has executed this Quitclaim Deed the 1 day of November, 2021.

GRANTORS:

Don Tobin Watkinson

SEE ATTACHED FOR NOTARY CERTIFICATE

Rhonda Lynn Watkinson

William Tobin Watkinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Don Tobin Watkinson, Rhonda Lynn Watkinson, and William Tobin Watkinson, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of November, 2021.

Notary Public

My Commission Expires: 5/2/2022

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On Oct 29, 2021 before me, D. Peacock, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Rhonda Lynn Watkinson + Don
Name(s) of Signer(s)
Tobin Watkinson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

D. PEACOCK
COMM. # 2371073
NOTARY PUBLIC-CALIFORNIA
COUNTY OF SAN DIEGO
MY COMM. EXP. AUG. 16, 2025

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature D. Peacock
Signature of Notary Public

Place Notary Seal and/or Stamp Above

TRUE COPY CERTIFICATION

I, Tifphany Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on November 1, 2021.

Signature
Date: November 1, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 1st day of November, 2021 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD