AFTER RECORDING RETURN TO:
Old Republic Title
530 S. Main St. Ste. 1061
Akron, OH 44311
File No. 01-21120190

Karen Johnson Davidson County
Batch# 771611 DEEDQC
12/10/2021 11:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211210-0164082

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 148 12 0 116.00

QUITCLAIM DEED

THIS DEED made and entered into on this 2 day of December, 20 21, by and between **Cathy E. Watts F/K/A Cathy E. Moore, an unmarried person,** a mailing address of 855 Irma Drive, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Cathy E. Watts, an unmarried person,** a mailing address of 855 Irma Drive, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 855 Irma Drive, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20071207-0141681, recorded on 12/07/2007 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Cathy E Watts F/K/A Cathy E Moore

Cathy E. Watts F/K/A Cathy E. Moore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Cathy E. Watts F/K/A Cathy E. Moore, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 2 day of December, 2021.

Theresa J Roberson

Notary Public
My Commission expires: 5-23-23

THERESA J ROBERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Cathy E Watts
Affiant

Print Name: Cathy E Watts

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 2 day of December, 2021.

Theresa J Roberson
Notary Public
My Commission Expires: 5-23-23

THERESA J ROBERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Name and address for person(s) responsible for taxes:

Cathy E. Watts
855 Irma Drive
Antioch, TN 37013

Name and address of property owner:

Cathy E. Watts
855 Irma Drive
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN CITY OF ANTIOCH, COUNTY OF DAVIDSON, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 214 ON THE PLAN OF DEBRA HEIGHTS SUBDIVISION, SECTION 2, OF RECORD IN BOOK 3700, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE COMMON CORNER OF LOTS 214 AND 237, AND RUNNING

THENCE 96.0 FEET IN NORTHEASTWARDLY DIRECTION WITH THE COMMON LINE BETWEEN SAID LOTS TO A POINT;

THENCE 59.89 FEET IN A NORTHERLY DIRECTION TO A POINT IN THE SOUTHERLY MARGIN OF IRMA DRIVE;

THENCE 93.71 FEET IN A NORTHEASTWARDLY DIRECTION TO A POINT, THE BEGINNING OF A CURVE,

THENCE 38.75 FEET IN A SOUTHWESTERLY DIRECTION AROUND SAID CURVE TO A POINT IN THE CURVE HAVING NORTHEASTERLY MARGIN OF MCBRIDE ROAD;

THENCE 130.94 FEET IN THE SOUTHERLY DIRECTION ALONG SAID MARGIN OF SAID ROAD TO THE POINT OF BEGINNING.

PARCEL ID NUMBER:148 12 0 116.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: KENNETH GREEN
GRANTEE: CATHY E. MOORE
DATED: 11/27/2007
RECORDED: 12/07/2007
DOC#/BOOK-PAGE: 20071207-0141681 / NA

PROPERTY COMMONLY KNOWN AS: 855 IRMA DRIVE, ANTIOCH, TN 37013

Tennessee Certification of Electronic Document

I, Melissa Killcrece, 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 12/2/21 (date of document).

Melissa Killcrece
Affiant Signature

12/3/21
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this _____ day of _____, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 09-21-2024

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
ELAINE HUTSLER - Notary Public
Beaver County
My Commission Expires September 21, 2024
Commission Number 1382083