Karen Johnson Davidson County
Batch# 775578 DEEDQC
12/16/2021 04:00:37 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20211216-0166791

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.1
Affiant
Subscribed and sworn before me this the
10 Day of December, 2021.
, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Laura Elizabeth Watkins
AND WHEN RECORDED MAIL TO: Send Tax Bills TO Watkins
Harry Lee Watkins Jr. ,Catrena L, Grantee(s)
316 Arrington St.
Nashville, TN 37207
Consideration: $ 1.00
Property Transfer Tax: $ 0.00
Assessor's Parcel No.: 082-07-0-163.00
PREPARED BY: Laura Elizabeth Watkins certifies herein that he or she has prepared this Deed. * 25 Knight Boxx Rd. Apt. 8201, Orange Park, FL 32065

Laura Elizabeth Watk
Signature of Preparer

12/10/2021
Date of Preparation

Laura Elizabeth Watkins
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 12/10/2021 in the County of Davidson, State of Tennessee by Grantor(s), Laura Elizabeth Watkins, whose post office address is 25 Knight Boxx Rd. Apt. 8201, Orange Park, FL 32065 to Grantee(s), Harry Lee Watkins Jr., Catrena L Watkins, whose post office address is 316 Arrington St, Nashville, TN, 37207,

WITNESSETH, that the said Grantor(s), Laura Elizabeth Watkins, for good consideration and for the sum of One Dollar and Zero Cents ($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Laura Elizabeth Watkins — Signature of Grantor

Laura Elizabeth Watkins 12/10/21 — Signature of Second Grantor (if applicable)

Laura Elizabeth Watkins — Print Name of Grantor

Laura Elizabeth Watkins — Print Name of Second Grantor (if applicable)

Arnett Sims 12/10/2021 — Signature of First Witness to Grantor(s)

Robert Watkins 12/10/2021 — Signature of Second Witness to Grantor(s)

Arnett Sims — Print Name of First Witness to Grantor(s)

Robert Watkins — Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Dec 10 2021 — Signature of Grantee

12-10-2021 Catrena L. Watkins Jr. — Signature of Second Grantee (if applicable)

Harry Y Watkins Sr — Print Name of Grantee

Catrena L. Watkins Jr. — Print Name of Second Grantee (if applicable)

Arnett Sims 12/10/2021 — Signature of First Witness to Grantee(s)

Robert Watkins 12/10/2021 — Signature of Second Witness to Grantee(s)

Arnett Sims 12/10/2021 — Print Name of First Witness to Grantee(s)

Robert Watkins 12/10/2021 — Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On December 10, 2021, before me, Eugene C. Smith, a notary public in and for said state, personally appeared, Harry L Watkins Jr. Catrena L. Watkins, Laura Elizabeth Watkins, Arnett Sims, Robert Watkins who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS ~~my hand~~ and official seal.

12/10/2021

Signature of Notary Eugene C. Smith

Affiant Known LEW Produced ID YES

Type of ID Drivers License Florida (Seal)

EUGENE C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

5-9-2023

NOTARY PUBLIC

My Commission Expires 5-9-2023

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of East Nashville Real Estate Company's Resubdivision, of record in Book 4470, Page 190, Register's Office for said County.

SAID Lot No. 2 fronts 53.0 feet on the southerly margin of Arrington Street, and extends back 176.0 feet on the westerly line and 176.00 feet on the easterly line to a dead line in the rear, measuring 53.0 feet thereon.

Being the same property conveyed to Laura Elizabeth Watkins by Quitclaim Deed 20190801-0076087.