Karen Johnson Davidson County
Batch# 787961 DEEDQC
01/12/2022 09:00:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220112-0003941

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		James Watts 902 Aladdin Drive Nashville, TN 37217

Order Number: 21-23013

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **James Watts, divorced not remarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **James Watts, an unmarried man,** whose address is 902 Aladdin Drive, Nashville, TN 37217, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot Number 144 on the plan of Miro Meadows, as of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 107-14-0-076-00
Street address of property: 902 Aladdin Drive, Nashville, TN 37217

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20110125-0006909 in the Register's Office, Davidson County, Tennessee.

Signed this 16 day of Dec, 2021.

Signature of Grantors:

James C Watts

James Watts

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 16 day of Dec, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came James Watts known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Comm exp: 9-6-2022

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 107-14-0-076-00
Street address of property: 902 Aladdin Drive, Nashville, TN 37217

Oath of Consideration

I or we, James Watts, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 16 day of Dec, 2021.

Signatures of Affiant(s):

X James C Watts

Sworn and subscribed before me this 16 day of Dec, 2021.

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Comm exp: 9-6-2022

Tennessee Certification of Electronic Document

I, Elaine Stanley, 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 12/16/2021 (date of document).

Affiant Signature

12/29/21
Date

State of FL

County of Hillsborough

Sworn to and subscribed before me this 29 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8/1/22

NOTARY'S SEAL

Notary Public State of Florida
Bethany L Presnell
My Commission GG 244888
Expires 08/01/2022