35407-5 Box 14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 793798 DEEDQC
01/21/2022 10:30:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220121-0008037

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 14th day of January, 2022.

Notary Public

My commission expires: 9/6/25

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Helen Joyce Watts and Paul Watts	**CMG Mortgage, Inc. dba CMG Financial**	**133-16-0-05.00**
4860 Aster Drive	**3160 Crow Canyon Road, Ste 400**	
Nashville, TN 37211	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Helen Royster, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Helen Joyce Watts and Paul Watts, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Highview Acres, of record in Book 2331, Page 52, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Helen Royster by Deed dated April 28, 2003 from John G. Wood and wife, Barbara Wood, of record in Instrument No. 20030521-0069241, Register's Office for Davidson County, Tennessee. Helen Royster is one and the same person as Helen Watts.

Said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **4860 Aster Drive, Nashville, TN 37211**

Witness my/our hand(s) this **14th** day of **January, 2022.**

Helen Royster

Helen Royster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Helen Royster,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **January, 2022.**

Notary Public

My Commission Expires: 9/6/25

