RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: QTN-6116-2022

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 820422 DEEDQC
03/11/2022 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028839

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February 2022.

NOTARY PUBLIC
My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Savannah Starbuck and Benjamin Watkins 532 Wolfboro Lane Nashville, TN37221	Same as Address of New Owner	141-05-0A-320-00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, Benjamin Watkins, a married man, hereinafter called the Grantor(s), has quitclaimed and sold and by these presents do hereby quitclaim all my right, title and interest unto **Savannah Starbuck, unmarried woman and Benjamin Watkins, unmarried man,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Avondale Park, Phase 2, Section 3B, of record in Instrument #20110208-0011099, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benjamin Watkins, a married man, from Benjamin Watkins, a single man, by Quit Claim Deed dated August 31, 2017 and recorded September 19, 2017 in Instrument #20170919-0095995, said Register's Office.

Being the same property conveyed to Benjamin Watkins, a single man, from NVR, Inc., a Virginia corporation T/A Fox Ridge Homes, by Special Warranty Deed dated August 5, 2014 and recorded August 6, 2014 in Instrument #20140806-0070647, said Register's Office.

WITNESS MY HAND, this 24th day of February 2022.

Grantor

Benjamin Watkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Benjamin Watkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 24th day of February, 2022.

Notary Public

Bryant L Grantham
Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/28/22 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

2/28/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of February, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022