QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 885516 DEEDQC
07/07/2022 02:52:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220707-0078599

LF-QCD-22-907B

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 6/10/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Watkins, unmarried	**NEW OWNER**	
(NAME) **P.O. Box 90584**	(NAME)	**09205034400**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~**BRIAN WATKINS AND HENRY A. WATKINS JR.,**~~ hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN WATKINS, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, TENNESSEE as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 of Block 29 on the Map of Fisk University Subdivision of record in Plat Book 421, Page 4 and 5, in the Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the westerly side of 32nd Avenue North, formerly India Street, and run back between parallel lines 150 feet to an alley.

STATE OF **TENNESSEE**, described
Being the same property conveyed to Brian Watkins and Henry A. Watkins Jr. of record by Quitclaim Deed dated June 18, 2019 and recorded June 21, 2019 in Instrument No. 20190621-0060323, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **907 B 32nd Ave North, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 28 day of June, 2022.

Brian Watkins

Henry A. Watkins Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28 of June, 2022.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212