QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 944311 DEEDQC
11/23/2022 10:56:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221123-0123974

BS-BW-22-3124

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 18th DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHEN DRUMMOND NOSON NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp. September 07, 2026

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)
Rightway Real Estate, LLC, a Tennessee limited liability company	**NEW OWNER**	
(NAME)	(NAME)	**090-05-0-327.00**
PO Box 90584,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RIGHTWAY REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 39 feet of lot No. 6 on the Plan A.W. Willis Subdivision part of Barrow's Land of record in Plat Book 161, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot No. 6 fronts 39 feet on the Northerly side of Torbett Avenue and runs back between parallel lines, 125 feet to an alley.

Being the same property conveyed to Brian Watkins by Warranty Deed from E3 Construction BD Capital LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220301-0023160, 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 **unimproved** property known as: **3124 Torbett Street, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 18th day of November, 2022.

Brian Watkins

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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of November, 2022.

Notary Public
My Commission Expires: 09-07-2026
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

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