Karen Johnson Davidson County
Batch# 953453 DEEDQC
12/20/2022 12:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221220-0131400

QUITCLAIM DEED

This document is prepared by Katie L Clark, Attorney-At-Law, Suite B 5258 Murfreesboro Rd., LaVergne, TN 37086.

FROM: Fletcher Watkins, an unmarried individual.

TO: Fletcher Watkins, Trustee of the Fletcher Watkins Living Trust dated December 14, 2022, and any amendments thereto

MAP/PARCEL NUMBER: Map 136, Group 6, Parcel 129

Name and Address of Property Owner: Fletcher Watkins
285 Clearlake Drive West
Nashville, TN 37217

Send Tax Bills To: (SAME)

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

The Actual Consideration for this transfer is: No Monetary Consideration

KATHRYN L. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this date: 12/14/2022

Notary Public

My Commission Expires: 04/19/2025

I hereby QUITCLAIM to Fletcher Watkins, Trustee, or his successors in interest, of the Fletcher Watkins Living Living Trust dated December 14, 2022, and any amendments thereto, all my interest in the following property with full power to sell, mortgage or convey without the joinder of any beneficiary:

BEING Lot No. 426, on the plan of Priest Lake Park, Section 7-A, of record in Plat Book 5200, Page 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fletcher V. Watkins and wife, Sophia L. Watkins, from Michael E. Blanton, unmarried, via Warranty Deed of record in Book 9938, Page 520 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fletcher V. Watkins, unmarried, from Sophia L. Watkins, unmarried, via Warranty Deed of record in Book 10772, Page 148 Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5499, Page 879, Register's Office for said County.

This is improved property known as 285 Clearlake Drive West, Nashville, TN 37217.

Note 1: The Grantor and the Grantee are the same person.
Note 2: It is the intention of the Grantor by this deed to transfer ownership of the herein described property to the grantee in order to place said property into a Revocable Inter-vivos ("Living") Trust.

Witness my hand on the 14 day of Dec 2022.

GRANTOR: Fletcher Watkins

STATE OF TENNESSEE

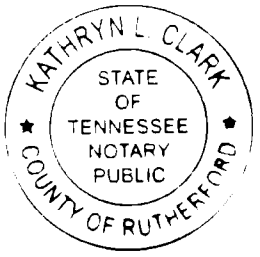
COUNTY OF RUTHERFORD

Personally appeared before me, Katie L. Clark, a Notary Public in and for said County and State, the within named Fletcher Watkins, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that said Bargainor executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LaVergne, Tennessee on Dec 14 2022.

Notary Public

My Commission Expires: 1/19/2025



Certificate of Authenticity

I, Misty Dickmeyer , do hereby make an 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 12/14/2022.

Name: Misty Dickmeyer

Title: Company Admin

Date 12/14/2022

STATE OF Tennessee

COUNTY OF Rutherford

Sworn to and subscribed before me on 12/14/2022.



Notary Public: Kathryn L. Clark

My Commission Expires: 04/19/2025

Prepared by: The Law Offices of Charles R. Frazier
5258 Murfreesboro Road, LaVergne, TN 37086
(615) 267-0125