THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2022-1702	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 21 day of Dec 2022 *Notary Public* *My commission expires:*

CHERIE BANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Name and Address of New Owner:
Savannah Starbuck
532 Wolfeboro Lane
Nashville, TN, 37221

Karen Johnson Davidson County
Batch# 955508 DEEDQC
12/28/2022 10:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221228-0133064

Send Tax Bills To:
Owner

Street Address of Subject Property:	**Parcel ID:**
532 Wolfeboro Lane Nashville, TN, 37221	141-05-0A-320.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Benjamin Watkins, unmarried man**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Savannah Starbuck, unmarried woman,** hereinafter called "**GRANTEES**," his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Final Plat of Avondale Park, Phase 2, Section 3B, "Cluster Lot Subdivision" of record in Plat at Instrument No. 20110208-0011099, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Watkins, a single man by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20140806-0070647 Register's Office for Davidson County, Tennessee, dated August 05, 2014 and recorded on August 06, 2014. (Value of consideration shown in aforementioned deed

$235,590.00.)
Being the same property conveyed to Benjamin Watkins, a married man by Quitclaim deed from Benjamin Watkins, a single man of record in Instrument No. 20170919-0095995 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on September 19, 2017. (Value of consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to Savannah Starbuck, unmarried woman and Benjamin Watkins, unmarried man by Quitclaim Deed from Benjamin Watkins, a married man of record in Instrument No. 20220311-0028839 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 11, 2022. (Value of consideration shown in aforementioned deed $0.00.)

WITNESS my hand this 21 day of Dec., 2022.

Benjamin Watkins

Grantor – Benjamin Watkins

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

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

WITNESS my hand and seal at office, this 21 day of Dec., 2022

NOTARY PUBLIC

My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

True Copy Certification

I, Yvette Meldrum, 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 December 21, 2022.

Signature
December 21, 2022
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 21, 2022

Notary's Signature

My Commission Expires: 4-13-25

