Karen Johnson Davidson County
Batch# 962469 DEEDQC
01/19/2023 01:43:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230119-0004456

This instrument prepared by:
J.D. Payne
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Catherina Watry Revocable Trust 406 Janette Avenue Goodlettsville, Tennessee 37075	Same	033-12-0-059.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Catherina A. Watry**, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Catherina Anne Watry** as Trustee of the **Catherina Watry Revocable Trust**, and its successors, heirs and assigns. The real estate is described as follows:

Land located in Davidson County, Tennessee, described as follows:

Being Lot No. 217 on the Map of Gatewood, Section I, as of record in Book 3300 Page 47 to 52, both inclusive, Register's Office.

Said Lot No. 217 fronts 94 feet on the northeasterly side of Janette Avenue, and extends back 195.5 feet on the southeasterly line and 186.9 feet on the northwesterly line, to a dead line in the rear on which it measures 73.2 feet thereon.

Being the same property conveyed to James R. Watry and Catherina A. Watry, husband and wife, from George W. Adams and wife, Kathleen M. Adams, by warranty deed, instrument number 20051007-0121053 of record in the Davidson County Register of Deeds Office. James R. Watry predeceased Catherina A. Watry.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 30th day of December, 2022.

Affiant _____

Notary Public _____ My Commission Expires: _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This is improved property known as: 406 Janette Avenue, Goodlettsville, Tennessee, 37075.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 30th day of December, 2022.

Catherina A. Watry

Catherina A. Watry, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Catherina A. Watry, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30th day of December, 2022.

_____

Notary Public My Commission Expires: _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026