THIS INSTRUMENT PREPARED BY:

Martha C. Child, Attorney at Law
392 Harding Place, Suite 215
Nashville, TN 37211
615-834-4300

Karen Johnson Davidson County
Batch# 968801 DEEDQC
02/08/2023 12:10:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

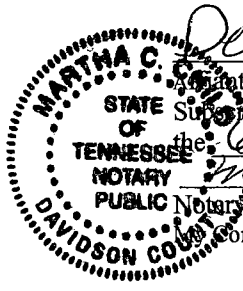


20230208-0009212

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -0-.

Dennis Watt
Affiant



Subscribed and sworn to before me this the 6 day of Feb., 2023.

Martha C. Child
Notary Public

My Commission Expires: 5-5-2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills:	Map & Parcel Nos.
Dennis Watt ,Kathy Watt Adams, And Brandi Parks 4904 Dolphin Drive Nashville, TN 37211	Same	133-16-0 073.00

For and in Consideration of love and affection, I, Dennis Watt by these presents do hereby quitclaim to my niece Brandi Parks, as tenants in common with the right of survivorship, one half of my one half right, title and interest in and to the following tract of land, situated, and being in Davidson County, Tennessee, and is more particularly described as follows, to wit:

Being lot No. 10 on the plan of Kenilworth Estates, Section III, as of record in book 2900, pages 149 and 150, Register's Office for said County. Said lot No. 10 fronts 120.8 feet on the easterly side of Dolphin Drive and extends back 78.4 feet on the northerly line and 122.3 feet on the southerly line to a dead line, measuring 63 feet thereon.

Being same property conveyed to Dennis Watt and Kathy Watt Adams by quitclaim deed from Billy C. Watt and wife Willodene Watt of record in Instrument Number 20170726-0075607 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utilities along northerly and rear lines of premises, man-hold located at northeast corner of premises, 30-foot building setback line from Dolphin Drive, and conditions of owners certificate, as shown on plan of record in book 2900, pages 149 and 150, said Register's Office, and to restrictive covenants contained in an instrument of record in book 3221, page 445, said Register's Office.

This is improved property known as: 4904 Dolphin Drive, Nashville, TN 37211.

Witness my signature on this the 6 day of Feb, 2023.

Dennis R. Watt
Dennis Watt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dennis Watt with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this the 6 day of February, 2023.

My Commission Expires:

5-5-2025

Martha C. Child
Notary Public

MARTHA C. CHILD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Watt File
Quitclaim Deed
Documents