Karen Johnson Davidson County
Batch# 973786 DEEDQC
02/23/2023 03:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230223-0012951

This instrument was prepared by:
Perrone & Young
Patricia R. Young
400 Sugartree Lane, #220
Franklin, TN 37064-3073

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Albert L. Watson, Jr. 200 Far Away Hills Drive Gallatin TN 37066-1430	Same	051 10 0A 123.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater is $00.00

Mildred Selmon

AFFIANT

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of February 2023.

NOTARY PUBLIC

My commission expires: 04.11.2026

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged **Albert L. Watson, Jr., Trustee of the Revocable Trust of Albert L. Watson, Jr., dated August 1, 2018**, ("Grantor"), by these presents does hereby quitclaim and convey unto **Albert L. Watson, Jr.**, a single man, ("Grantee"), his heirs and assigns, all of his right, title, and interest in certain real estate in Davidson County, Tennessee, more particularly described as follows:

A Planned Unit Development located in Davidson County, Tennessee, being Unit 1528 on the Plan of Oakland Trace PUD, of record in Book 6250, Page 906, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Albert L. Watson, Jr., Trustee of the Revocable Trust of Albert L. Watson, Jr., by Quitclaim Deed to Trustee UAD August 1, 2018, recorded August 1, 2018, and recorded on August 7, 2018, as Instrument 20180807-0077768, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS
1528 LEWIS ROAD
MADISON, DAVIDSON COUNTY, TENNESSEE, 37115

This deed is prepared from information of the prior deed furnished by Grantor. Title search was not prepared.

This conveyance is subject to taxes for the current year, any and all zoning regulations, building restrictions, setback lines, easements, and encumbrance of record, if any, as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this 23rd day of February 2023.

GRANTOR:

Albert L. Watson Jr

ALBERT L. WATSON, JR., TRUSTEE of the Revocable Trust of Albert L. Watson, Jr. UAD August 1, 2018

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, **Albert L. Watson, Jr.**, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), who acknowledged himself to be the Trustee of the Revocable Trust of Albert L. Watson, Jr. UAD August 1, 2018, and who, after being duly sworn, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name as Trustee of the Revocable Trust.

WITNESS my hand and official seal at Brentwood, Tennessee, this 23rd day of February 2023.

PATRICIA R. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PATRICIA R. YOUNG, Notary Public

My commission expires: 04.11.2026

TRUE COPY CERTIFICATION

I, **Patricia R. Young**, hereby make oath that I am an attorney licensed in Tennessee and/or the custodian of the electronic version of the attached document – Quitclaim Deed, dated February 23, 2023 – tendered by Albert L. Watson, Jr., Trustee of the Revocable Trust of Albert L. Watson, Jr. UAD August 1, 2018, Grantee, to Albert L. Watson, Jr., an unmarried man, for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

This 23rd day of February 2023.

PATRICIA R. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Patricia R. Young**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 23rd day of February 2023.

MILDRED A. SELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MILDRED A. SELMAN, Notary Public

My commission expires: 07.03.2023