QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 974255 DEEDQC
02/27/2023 08:25:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20230227-0013415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2022

Notary Public

MY COMMISSION EXPIRES: 10/10/24
(AFFIX SEAL)

LESLIE HAYES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Garside & Hunter, PLLC., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alvin Julius Watson, Jr.	SAME	
(NAME)	(NAME)	
3004 Kings Ln.		059-10-E-002.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Beverly Watson Elam, Sharonda Y. Hickman-Broadway, Alvin Julius Watson, Jr., Derrick G. Watson, Jr., Erick Ricardo Watson, Jr., Michelle Yvette Watson, and Amber Monique Watson, *heirs at law of Sherard D. Watson***, hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Alvin Julius Watson, Jr.**, his heirs and assigns, all their interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Haynes Estates, Section 1, as of record in Book 3700, page 127, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherard D. Watson, by Warranty Deed from Alvin Julius Watson, Sr. and wife, Valeria Annette H. Watson, dated August 24, 2000 and recorded September 7, 2000 at Instrument No. 20000907-0088748, Register's Office for Davidson County, Tennessee. The said Sherard D. Watson subsequently died intestate on July 11, 2022, thereby vesting title into his heirs at law. SEE ALSO: Affidavit of Heirship recorded at Instrument No. 20230223-0012763, said Register's Office.

This is property more commonly known as 3004 Kings Ln, Nashville, TN 37218.

The subject property has never been a marital residence of any Grantor herein.

Witness my/our hand effective this XXXXXXXXXXXX day of XXXXXXXXXXXXXXXXX
22nd day of February, 2023.

- REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
- SIGNATURES ON FOLLOWING PAGES -

Michelle Yvette Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of ~~November, 2022,~~ January 2023 before me personally appeared Michelle Yvette Watson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of ~~November, 2022.~~ January, 2023.

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Notary Signature
My commission expires: 05/23/2023

Amber Monique Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1 day of ~~November,~~ December 2022, before me personally appeared ~~Amber~~ Monique Watson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of ~~November~~ December, 2022. See page 5

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Signature
My commission expires:
01-06-2025

Sharonda Y. Hickman-Broadway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of ~~November~~ December, 2022, before me personally appeared Sharonda Y. Hickman-Broadway, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of ~~November,~~ December 2022.

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Signature
My commission expires:
01-06-2025

Beverly Watson Elam

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of ~~November~~ December, 2022, before me personally appeared Beverly Watson Elam, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of ~~November~~ December, 2022.

Notary Signature
My commission expires:
01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Alvin Julius Watson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of ~~November~~ December, 2022, before me personally appeared Alvin Julius Watson, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of ~~November~~ December, 2022.

Notary Signature
My commission expires:
01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Erick Ricardo Watson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of ~~November~~ December, 2022, before me personally appeared Erick Ricardo Watson, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of ~~November~~ December, 2022.

Notary Signature
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Derrick G. Watson, Jr.

Derrick G. Watson, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of ~~November~~ December, 2022, before me personally appeared Derrick G. Watson, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of ~~November~~ December, 2022.

D Hardwick

Notary Signature
My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22 day of February, 2023, before me personally appeared Amber Monique Watson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of February, 2023.

D. Hardwick

Notary Signature

My commission expires: 05/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Certificate of Authenticity

I, Leslie G. Hayes, 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 **Feb. 22, 2023**.

Date

Affiant Signature

2/22/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22ND** day of **February**, 20**23**.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)