Karen Johnson Davidson County
Batch# 975046 DEEDQC
02/28/2023 12:44:31 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230228-0014203

This Instrument Prepared by:
Corletra Mance
Attorney at Law
1300 Division St, ste 102
Nashville, TN 37203

The actual consideration or value whichever is greater for this transfer is $ 10.00.

Power of Attorney for Virginia A. Watkins

AFFIANT Jasmine Taylor /Power of Attorney for Virginia Watkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me
This 20th day of February, 2023.

NOTARY PUBLIC

My Commission Expires:
7-9-2024

Corletra F. Mance
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	Map Parcel No.
Jasmine Taylor 1049 Tonyawood Dr. Old Hickory, TN 37138	Jasmine Taylor. 1049 Tonyawood Dr. Old Hickory, TN 37138	63.16.0.B.159.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, Jasmine Taylor and other good and valuable considerations, the receipt of which is hereby acknowledged, Virginia A. Watkins, hereinafter called the Grantor, does bargain, sell, release, quitclaim and convey unto Grantee all my right, title and interest in and to the following real estate unto Jasmine Taylor, with right of survivorship, her heirs and assigns.
described as follows, to-wit:

Land in Davidson County Tennessee, being Lot No. 241 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) as record in Plat Book 6900, Page 550, 551, 552 and Certificate of Correction in Book 7462, Pages 445 and by an Amendment to Change Name of record in Book 8181, page 112 and by Surveyor's Certificate of Correction of record in Book 8110, page 401, Registrar's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING THE SAME PROPERTY conveyed to Virginia A. Watkins by Special Warranty Deed, by the Secretary of Veteran's Affairs, An Officer of the United States of America, by Michael Moreland, Director of Veteran's Affairs REO, dated December 13, 2007, recorded, December 18, 2007, in instrument number 20071218-0144973, in the Register's Office for Davidson County, Tennessee.

The address of the described property is 1049 Tonyawood Dr., Old Hickory, TN 37138 and is shown on all tax records as same, but such addresses are not part of the legal description of he property herein and in the event of any discrepancy, the legal description herein shall control.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Power of Attorney For Virginia A. Watkins

AFFIANT/Jasmine Taylor- Power of attorney for Virginia Watkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jasmine Taylor as Power of Attorney for Virginia A.Watkins the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 7-9-2024

Corletra F. Mance
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson