Karen Johnson Davidson County
Batch# 989139 DEEDQC
04/06/2023 10:34:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230406-0025116

PREPARED BY:
Daniel L. Wischhof, Attorney
124 Long Hollow Pike,
Goodlettsville, TN 37072

This document prepared from information furnished by the parties and no title search was performed.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $0.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 6th DAY OF April, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 07-09-2024

THERESA RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL NO:**
Mary Katherine Wilhite, LE **1011 Fowler St.** **Old Hickory, TN 37138**	**Same as New Owner**	**044 14 0 101.00**

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **MARY KATHERINE WILHITE, f/k/a Mary Katherine Watts,** by these presents do hereby quitclaim and convey unto **RICKY STEVEN WATTS and MELISSA E. MAXWELL,** reserving to myself a life estate, all of my right, title and interest in and to the following described parcel of land in **Davidson County, Tennessee**, to-wit:

> BEING Lot No 85 on the Plan of Section 1, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District of Davidson County, Tennessee, recorded in Book 1424, Page 75, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Denzon Ray Watts by deed from Charles G. Spearrin and wife Doris G. Spearrin, of record in Book 7143, page 188, said Register's Office. Denzon Ray Watts subsequently married Mary Katherine Watts and by quitclaim of record in Book 8414, Page 459, said Register's Office, reconveyed the property to Denzon Ray Watts and wife Mary Katherine Watts for the purpose of creating an tenancy by the entirety. Denzon Ray Watts subsequently died on 1/14/1993, survived by his wife Mary Katherine Watts. Mary Katherine Watts subsequently remarried and is now known as Mary Katherine Wilhite.

This is improved property known as 1011 Fowler St., Old Hickory, TN 37138

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness my hand and seal on this the 6 day of April 2023.

Mary K. Wilhite

Mary Katherine Wilhite

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Katherine Wilhite**, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

7/6/2026
Commission Expires

Notary Public

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 6 day of April 2023.

Date: 4/6/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 6TH day of APRIL 2023.

THERESA C. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Theresa C. Richardson

My commission expires 7/9/2026