Karen Johnson Davidson County
Batch# 1001377 DEEDQC
05/09/2023 12:37:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230509-0034530

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 564510881-77147951

This document prepared by:
JOHN O. WINDSOR, ESQ. Bar # 102155
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 105-07-0-193

QUIT CLAIM DEED

THIS DEED made and entered into on this 3 day of May, 20 23, by and between **Judith A. Watkins, a widow**, a mailing address of 1401 Pillow Street, Nashville, TN 37203, hereinafter referred to as Grantor(s) and **Judith Ann Watkins, as trustee of The Judith Ann Watkins Living Trust, dated** May 3, 2023, **and any amendments thereto**, a mailing address of 1401 Pillow Street, Nashville, TN 37203, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1401 Pillow Street, Nashville, TN 37203

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Book 8219, Page 743, recorded on 10/18/1990 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Judith A. Watkins
Judith A. Watkins

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Judith A. Watkins**, the within named bargainer, 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, at offices, the 3 day of MAY, 2023

Notary Public
My Commission expires: 1/04/2027

KELLY LYNN COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Judith Ann Watkins
Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 3 day of MAY, 2023.

Notary Public
My Commission Expires: 1/04/2027

KELLY LYNN COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Judith Ann Watkins
1401 Pillow Street
Nashville, TN 37203

Name and address of property owner:

Judith Ann Watkins
1401 Pillow Street
Nashville, TN 37203

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being the northerly parts of Lots Nos. 1 to 5, inclusive, of Block 4 on the Map of the Hamilton Lands, of record in Plan Book 2, page 150, of the Chancery Court at Nashville, and known as Lot "A" on the unrecorded Map of a resubdivision of part of said Hamilton Lands, and described according to a survey made by Campbell Surveying Co., Inc., dated September 26, 1990, as follows:

BEGINNING at an iron pin in the westerly margin of Pillow Street, 100 feet north of the north margin of the first alley south of Merritt Avenue, being a corner of Lots "A" and "B"; thence with the line between said lots, north 85 deg. 56 min. West 200 feet to a point; thence north 4 deg. 10 min. East 73.5 feet to the south margin of Merritt Avenue; thence with the margin of the same, south 85 deg. 56 min. East 175 feet to the beginning of a curve; thence with said curve, southwesterly 39.3 feet to the westerly margin of pillow Street; thence with the margin of the same, south 4 deg. 10 min. West 48.5 feet to the beginning.

APN: 105-07-0-193

PROPERTY COMMONLY KNOWN AS: 1401 Pillow Street, Nashville, TN 37203

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 5/3/2023 and authenticated according to law.

Dated: 5/9/2023

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 9TH day of May, 2023, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025