This Instrument prepared by:
Allison Shaw
Legacy Legal Services
560 S. 100 West Suite 1
Provo, UT 84601

Karen Johnson Davidson County
Batch# 1031619 DEEDQC
07/27/2023 12 02 08 PM 3 pgs
Fees $17 00 Taxes $0 00

20230727-0058005

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 27 day of JULY, 2023, by the Grantor(s),
Mimi Watts and James Watts, wife and husband
1461 Wexford Downs Lane, Nashville, TN 37211
of Davidson County

to the Grantee(s),
JAMES WARREN WATTS and MIMI M. WATTS, Co-Trustees, or their successors in Trust, under The James and Mimi Watts Revocable Living Trust dated
7-27-2023, and any amendments thereto
1461 Wexford Downs Lane, Nashville, TN 37211

WITNESSETH, That the said Grantor, for $10.00 (Ten dollars)
the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 107, on the Plan of Minor Revision Winfield Park Phase 2, Section 1, Revision 1 of record in Plat at Instrument No. 20080122-0006550, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more completed description of the property.

Commonly known as: 1461 Wexford Downs Lane, Nashville, TN 37211
Parcel Identification. 172-14-0B-107.00-CO

Source of title: Being that same Warranty Deed recorded as 20210810-0107442 Batch# 693765 3 pgs on 8/10/2021, in the records of the Clerk of the Courts of Davidson County, Tennessee.

IN WITNESS WHEREOF, The said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of

Mimi Watts
Grantor

James Watts
Grantor

STATE OF TENNESSEE }
COUNTY OF Davidson }

On this 27 day of July, 2023, before me, John Barton, personally appeared Mimi Watts and James Watts, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Notary Signature

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

Oath of Consideration

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Mimi Watts, Affiant 1

James Watts, Affiant 2

STATE OF TENNESSEE }
COUNTY OF Davidson }

Subscribed and sworn before me this the 27 day of July, 2023

Notary Public
My commission expires. JUL 0 9 2024

JOHN P. BARTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

The following information is not a part of this Deed

Property Address:
1461 Wexford Downs Lane, Nashville, TN 37211

Owner's Name and Address:
Mimi Watts and James Watts
1461 Wexford Downs Lane, Nashville, TN 37211

Parcel Number: 172-14-0B-107.00-CO

Mail Tax Bills to:
Mimi Watts and James Watts
1461 Wexford Downs Lane
Nashville, TN 37211