This Instrument Prepared By and Return To:
Four Star Title, LLC
2500 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 1050212 DEEDQC
09/15/2023 08:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230915-0072342

STATE OF
COUNTY OF

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 8 day of Sept., 2023.

NOTARY PUBLIC

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

QUITCLAIM DEED

NEW OWNER:
Lois Irene Lilley
813 Powers Ave.
Nashville, TN 37206

SEND TAX BILLS TO:
Same as new owner

MAP/PARCEL
083-07-0-041.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, Keith Tyrone Watkins, a single man, and Lois Lilley-Watkins n/k/a Lois Irene Lilley, a single woman, hereinafter called the GRANTOR(S), does hereby quitclaim and convey to Lois Irene Lilly, a single woman, and called the GRANTEE, all right, title and interest, they have in the property:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in the 6th, formerly the 27th, Ward of the city of Nashville, Davidson County, Tennessee. Being the easterly half of Lot No. 7 on the plan of the Subdivision of the Robert E. Power Lands, of record in 421, Page 56, Register's Office of Davidson County, Tennessee, as described as follows:

said part of Lot No. 7 fronts 50 feet on the Westerly side of Powers Avenue and runs back 111.5 feet on the Northerly line and 122.5 feet on the southerly line to a dead line, measuring 52 feet, more or less, thereon.

Being the same property conveyed to Lois Irene Lilley-Watkins by Deed dated July 18, 2011 from Keith T. Watkins, recorded July 18, 2011, in Instrument Number 20110718-0054816, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lois Irene Watkins and husband, Keith Tyrone Watkins by Quitclaim Deed from Lois Irene Lilley dated September 11, 2007 and recorded September 13, 2007 in Instrument #20070913-0109764, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 813 Powers Ave., Nashville, TN 37206

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hand(s) this 31 day of August, 2023.

Keith Tyrone Watkins

STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Keith Tyrone Watkins** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that they execute the foregoing instrument for the purposes therein contained, and of their own free act and deed.

WITNESS my hand and official seal this 31st day of August, 2023.

NOTARY

MY COMMISSION EXPIRES: 02-08-2027

ELENA M. MEDRANO
Notary Public, State of Texas
Comm. Expires 02-08-2027
Notary ID 134191015

IN WITNESS WHEREOF, the GRANTORS have hereunder set their hand(s) this 8 day of September, 2023.

Lois Irene Lilley

Lois Irene Lilley

STATE OF Florida
COUNTY OF Manatee

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Lois Irene Lilley** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that they execute the foregoing instrument for the purposes therein contained, and of their own free act and deed.

WITNESS my hand and official seal this 8 day of September, 2023.

NOTARY

MY COMMISSION EXPIRES: 12/18/2025

JEAN MEYER
Notary Public - State of Florida
Commission # HH 204338
My Comm. Expires Dec.18, 2025
Bonded through National Notary Assn.

True Copy Certification

I, Yvette Meldrum, 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 September 8, 2023.

Signature
September 8, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 8, 2023

Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025