Karen Johnson Davidson County
Batch# 1054053 DEEDQC
09/26/2023 12:22:04 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230926-0075510

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike, Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:
Angela Marie Watts
1224 Otter Creek Road
Nashville, TN 37215

SEND TAX BILL TO:
Same

MAP-PARCEL
145 10 0 051.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Robert Stephen Watts, a resident of Davidson County, Tennessee (hereinafter, the "Grantor"), does hereby quitclaim and convey unto Angela Marie Watts, a resident of Davidson County, Tennessee (hereinafter, the "Grantee"), her successors and assigns, all of the Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property known as 1224 Otter Creek Road, Nashville, Tennessee 37215.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of 11th day of August, 2023.

Robert Stephen Watts

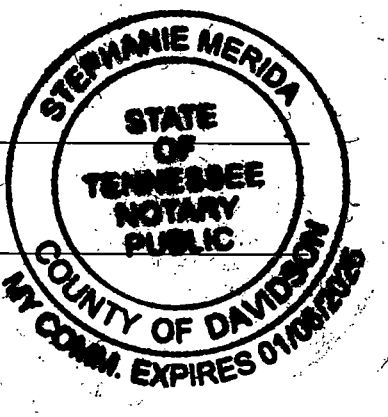
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert Stephen Watts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 11th day of August, 2023.

Notary Public

My Commission Expires: _____



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me
this 11th day of August, 2023.

Notary Public

My Commission Expires:

STEPHANIE MERIDA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

EXHIBIT A

Property Description

Land lying and being in Nashville, Davidson County, Tennessee, City of Forest Hills, as shown on Property Tax Map 145-10, Parcel 51 and being more particularly described as follows:

Beginning at an iron pin on the north right of way of Otter Creek Road at the southwest corner of the Otter Creek Church of Christ property as recorded in Deed Book 10621, Page 891 and 20000913-0091250; thence with Otter Creek Road north 86 degrees 23' 11" west 250 feet to an iron pin at the southeast corner of the Patricia Conner property as recorded in Deed Book 20031112-0165353 and Plat Book 4060, Page 165; thence leaving Otter Creek Road and with the east line of Conner, north 11 degrees 30' east 657.86 feet to an iron pin of the south line of Brigid Ann Heights as recorded in Plat Book 4660, Page 149; thence south 84 degrees 16' 03" east 250 feet to an iron pin at the northwest corner of the Otter Creek Church of Christ property; thence south 11 degrees 35' 49" west 648.69 feet to the point of beginning and containing 3.72 acres according to a survey by Jason Smith of Smith Land Surveying, RLS 1961 dated March 5, 2004.

Being the same property conveyed to Global Trust Investment Company, LLC, a Tennessee limited liability company by Deed dated June 5, 2016 from Land Development. Com, Inc., a Tennessee corporation and being of record in Instrument Number 20160614-0060042, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2023 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantees for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property.
4. Utility line easement of record in Book 3898, Page 312, said Register's Office.

Current Source of Title: 20180430-0040369