Karen Johnson Davidson County
Batch# 1065965 DEEDQC
10/30/2023 09:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231030-0084454

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Gloria J. Watson, Affiant Subscribed and sworn to before me, this 16th day of October, 2023. Notary Public My Commission Expires:

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
LeeRoy Watson and/or Gloria J. Watson, Trustees 222 Hillwood Boulevard Nashville, Tennessee 37205	SAME	103 14 0 064.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gloria J. Watson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **LeeRoy Watson and/or Gloria J. Watson, Trustees of the LeeRoy & Gloria Watson Living Trust, established by the Revocable Trust Agreement of LeeRoy Watson and Gloria J. Watson dated October 16, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 16th day of October, 2023.

Gloria J. Watson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gloria J. Watson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 16th day of October, 2023.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the westerly 39.9 feet front and 40 feet rear of Lot No. 15, all of Lot No. 16, and the easterly 40.1 feet front and 40 feet rear of Lot No. 17 of Block A, on the Map of Hillwood Estates Subdivision of Blocks A thru E, of record in Book 1835, pages 59-60, said Register's Office for Davidson County, Tennessee.

Said Lot and parts of said lots front together 181.5 feet on the northerly side of Hillwood Drive and run back 275 feet, more or less, on the easterly line and 303.2 feet on the westerly line to a dead line, measuring 180 feet thereon.

Being the same property conveyed to Gloria J. Watson by deed from Wayne E. Hilton, Sr., of record as Instrument No. 20030918-0138140, Register's Office for Davidson County, Tennessee.

This is improved property known as 222 Hillwood Boulevard, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 10/16/23.

10/16/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 16th day of October, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

