Karen Johnson Davidson County
Batch# 1073812 DEEDQC
11/20/2023 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231120-0090313

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 8th day of November, 2023. Notary Public My Commission Expires:

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

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Curtis L. Watkins II and Mary Silva Doctor, Trustees 3614 Meadowbrook Avenue Nashville, Tennessee 37205	SAME	104 05 0 262.00

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, **Curtis L. Watkins II and wife, Mary Silva Doctor**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' 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 **Curtis L. Watkins II and Mary Silva Doctor, Trustees of the Curtis Watkins & Mary Silva Doctor Living Trust, established by the Revocable Trust Agreement of Curtis L. Watkins II and Mary Silva Doctor dated November 8, 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 our hands this 8th day of November, 2023.

Curtis L. Watkins II

Mary Silva Doctor

Mary Silva Doctor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Curtis L. Watkins II and Mary Silva Doctor, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of November, 2023.

JEFFREY A. NOBLE STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 459 on the Plan of Richland Realty Co's Division "C" of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 459 fronts 60 feet on the Northerly side of Meadowbrook Avenue and runs back 192 1/2 feet on the west line and 201.6 feet on the cast line to an alley, and measures 60.8 feet on said alley.

Being the same property conveyed to Curtis L. Watkins II and wife, Mary Silva Doctor, by deed from Seldon H. Cunningham III, of record as in Instrument No. 20190516-0046178, Register's Office for Davidson County, Tennessee.

Curtis Watkins and Curtis L. Watkins II are one and the same person.

This is improved property known as 3614 Meadowbrook Avenue, 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 11/8/23.

11/8/23
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 8th day of November, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

