This Instrument Prepared by:

Karen Johnson
Batch # 1081304
12/12/2023 02:46:52 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231212-0095794

TUSCA R. S. ALEXIS
Attorney at Law
301 South Perimeter Park Drive
Suite 100
Nashville, TN 37211
(615) 781-4210

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:
Marchale Watkins
Jermaine Payton
4813 Shoshone Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Same

PARCEL ID NO:
065 13 0 117.00

FOR AND IN CONSIDERATION of $0.00 and other good and valuable consideration, I, **Deborah Baker,** by these presents do hereby each convey a remainder in fee simple to **Marchale Watkins and Jermaine Payton,** all of my interest in the following described real estate situated at 4813 Shoshone Drive, Old Hickory, Davidson County, Tennessee particularly described as follows, to-wit:

Being Lot No. 17 on the plan of Knollview, as of record in Plat Book 6900, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Restrictive Covenants of Record in Deed Book 4465, Page 184; Deed Book 4482, Page 427; Deed Book 4990, Page 72; Deed Book 6931, Page 283, Register's Office of Davidson County, Tennessee. Minimum Building setback line to be determined by metro Zoning Department. Survey and Plat sets out the corner of a Public Utility and Drainage Easement at the SE corner of Lot. Survey and Plat sets out a 20 foot by

2.5 foot anchor easement at the SW and NE lot corners. Survey and Plat sets out a 10 foot Sewer Easement of reducing width across a westerly margin of lot. Survey and Plat sets out a 10 foot Sewer Easement of reducing width across the northerly margin of lot.

Being the same property conveyed by Grantor by deed from Arnold M. Weiss Substitute Trustee, dated May 6, 1998, of Record in Book 10935, Page 23, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Carl Baker and Deborah Baker, of record in Book 11116, Page 373, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah Baker instrument No. 20080908-0091948, of record in Register's Office for Davidson County, Tennessee

Witness my hand this 10th day of November, 2023.

Deborah Baker Neal
DEBORAH BAKER (NEAL)

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 bargainor, **Deborah Baker (Neal)**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of November 2023.

TUSCA R. S. ALEXIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 02, 2026

NOTARY PUBLIC

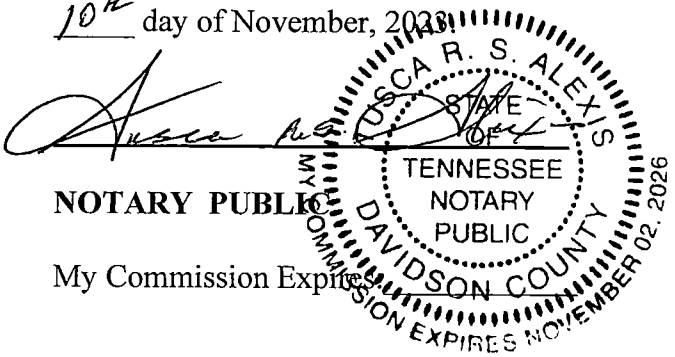
My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $0.00.

Deborah Baker Neal
AFFIANT

Sworn to and subscribed before me this
10th day of November, 2023.



NOTARY PUBLIC

My Commission Expires: