This Instrument Prepared by:

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Nashville, TN 37211
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Karen Johnson
Batch # 1081304
12/12/2023 02:46:52 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20231212-0095795

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
6357 Sunnywood Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Same

PARCEL ID NO:
071 15 0 418.00

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 in 1222 Pennock Avenue, Nashville, Davidson County, Tennessee particularly described as follows, to-wit:

Being Lot No.13, on the Map of Crutcher Subdivision, of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee to which plat references is hereby made for a more complete description

Being Part of Lot 13, on the Map of Crutcher Subdivision, as shown on the Plan of Record in Book 161, Page 129, Register's Office for said County, Right-of-way: BEGINNING at a point on the North boundary of Parcel 418 of Map 71-15 and at approximate Station 18+53.88 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue S84 degrees 05'09" E 24.88 feet to the right-of-way of Pennock Avenue; thence with the right-of-way of Pennock Avenue S 05 degrees 35' 16" W 24.85 feet to a point; thence with a curve to the

left having central angle of 89 degrees 40' 24" and a radius of 25.00 feet, 39.13 feet to the point of the beginning.

Being the same property conveyed to JP Morgan Chase Bank As Trustee by substitute Trustee's deed dated April 14, 2005 and recorded in Instrument No. 20050421-0044197, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carl Baker and Deborah Baker instrument No. 2006109-0002739, of record in 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. ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 02, 2026

NOTARY PUBLIC

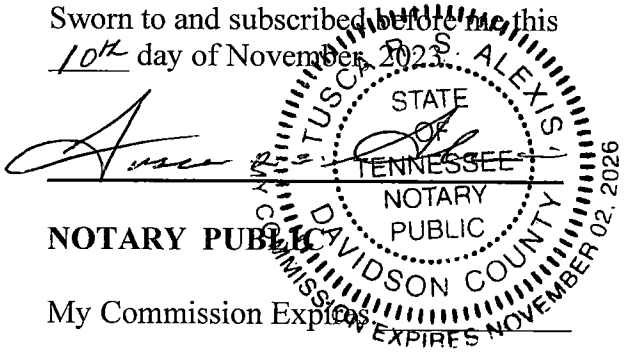
My Commission Expires:

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: