THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch# 1106262 DEEDQC
02/29/2024 01:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240229-0014016

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 29th day of February 2024.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erin Dias, Trustee	**New Owner(s)**	**09110036400**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Karita Waters, unmarried** " GRANTOR", by these presents, does hereby quitclaim and convey unto **Erin Dias, Trustee of The Waters Family Trust,** herein called "GRANTEE," it successors and assigns, all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 88, Morrow Meadows, Section Two, of record in Plan Book 2331, Page 16, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Karita Waters and husband, Neal Waters, by Warranty Deed from Amanda Dean, as Trustee for The 913 Morrow Road Trust, dated July 6, 2017, of record in Instrument No. 20170710-0069281, in the Register's Office for Davidson County, Tennessee. Neal Waters died July 9, 2017, leaving Karita Waters as the sole surviving tenant.

This is **improved** property known as: **913 Morrow Road, Nashville TN 37209**

WITNESS our hands this 20th day of February 2024.

Karita Waters

Karita Waters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Karita Waters,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of February, 2024

Notary Public

My Commission Expires: 7/7/25



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/26/24 (date of document).

Jennifer Russell
Affiant Signature

2/29/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of February 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

