Name and Address of New Owner and Send Tax Bills To:

Stephanie Rogers
210 Donna Drive
Madison TN 37115

Karen Johnson Davidson County
Batch# 1106293 DEEDQC
02/29/2024 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240229-0014062

This Instrument Prepared By and Return to:
Bell Law Settlement Services, LLC
112 30th Ave N
Nashville TN 37203

Map and Parcel: Parent Parcel 04216011700

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged **Anna Watts,** "the Grantor," convey and quitclaim and interest unto **Stephanie Rogers** "the Grantee," the following described real estate

Land in Davidson County, Tennessee, Being Lot No 11 on the Map of Blair Heights, Section IV as of record in Book 2331, page 60, Register's Office for said County, described as follows:

Said Lot No 11 fronts 125 feet on the West Side of Donna Drive and runs back between parallel lines 320 feet to a dead line

Being the same property conveyed to Charles Watts by deed of record 20110405-02026372, Register's Office for Davidson County, Tennessee. Anna Watts was the spouse of Charles Watts for 53 years at the time of his passing and this is primary residence. Stephanie Rogers is the child of Charles and Anna Watts.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 26 day of February, 2024.

Anna Watts
Anna Watts

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ @ Sumner)

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

WITNESS my hand and official seal this 26 day of Feb, 2024.

Notary Public
My commission expires: 11-19-25

ASHLEY N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires November 19, 2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 26 day of February 2024.

Notary Public
My commission expires: 3/3/25

DELLANA LOWHORN
DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Regina Sullo, 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)

Regina Sullo

Affiant Signature

February 29, 2024

Date

State Of TN

County of Davidson

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

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202402290014062