Karen Johnson Davidson County
Batch# 1112991 DEEDQC
03/20/2024 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240320-0019206

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|---|---|
| **This Instrument Prepared By and Returned To:**<br>The Law Office of Trent Linville, PLLC<br>830 Crescent Centre Dr., Suite 320<br>Franklin, TN 37067<br><br>**After Recording Return To The Above.** | **The actual consideration for this transfer is $0.**<br>Affiant<br>**Sworn to and subscribed before me this 12th day of March, 2024.**<br>TRENT LINVILLE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY<br>Notary Public<br>My Commission Expires: 5-21-27<br>**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).** |

# QUITCLAIM DEED

**THIS INDENTURE**, made this 12th day of March, 2024, among:

**LYNN B. WATSON, AN UNMARRIED WOMAN,**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**LYNN B. WATSON, TRUSTEE OF THE LYNN WATSON FAMILY TRUST DATED MARCH ~~5, 2024~~, 12, 2024**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

**WITNESSETH:**

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 187, as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, in the Register's Office for said County.**

**Being the same property conveyed to Lynn B. Watson, an unmarried woman, by Warranty Deed from Jesse Tabor Hughes and Kasey Marie Hughes, husband and wife dated January 5, 2022, and recorded January 12, 2022, at Reference No. 20220112-0004255, in the Register's Office for Davidson County, Tennessee.**

**This improved property is situated at 4409 Janefield Way, Nolensville, TN 37135.**

**THIS DEED** has been prepared solely upon information furnished by **Lynn B. Watson.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**LYNN B. WATSON**

State of Tennessee
County of Maury

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Lynn B. Watson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March, 2024.

Notary Public
My Commission Expires: 5-21-25

TRENT LINVILLE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

**Owner Name & Property Address:**

Lynn B. Watson, Trustee
Lynn Watson Family Trust dated March 5, 2024
4409 Janefield Way
Nolensville, TN 37135

**Responsible Party For Taxes:**

Lynn B. Watson, Trustee
Lynn Watson Family Trust dated March 5, 2024
4409 Janefield Way
Nolensville, TN 37135

**Tax Map and Parcel: 187-09-0A-187.00-CO**

## Certificate of Authenticity

I, Trent Linville, 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 March 12, 2024.

Date

T Linville

Affiant Signature

03/12/2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 12 day of March, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY