AFTER RECORDING RETURN TO:
AMC Settlement Services
345 Rouser Road, Bldg. 5
Coraopolis, PA 15108
File No. 50032063

Karen Johnson Davidson County
Batch# 1117305 DEEDQC
04/02/2024 12:26:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240402-0022943

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: Control Map A, Group 6, Parcel 52.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS DEED made and entered into on this 23 day of MARCH, 20 24, by and between **Jamille Yvonne Watts A/K/A Jamille Ferguson Watts, an unmarried woman who erroneously acquired title as married,** residing at 5561 Hickory Woods Drive, Nashville, TN 37013, hereinafter referred to as Grantor(s) and **Jamille Yvonne Watts, unmarried,** residing at 5561 Hickory Woods Drive, Nashville, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 5561 Hickory Woods Drive, Nashville, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 12/09/2020 under Instrument Number: 20201209-0143421 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jamille Yvonne Watts A/K/A Jamille Ferguson Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Jamille Yvonne Watts A/K/A Jamille Ferguson Watts** 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TENNESSEE, this 23 day of MARCH, 2024.

Notary Public

My Commission expires: 6/26/2024

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Jamille Yvonne Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 23 day of MARCH, 2024.

Notary Public
My Commission Expires: 6/26/2024

Name and address for person(s) responsible for taxes:

Jamille Yvonne Watts
5561 Hickory Woods Drive
Nashville, TN 37013

Name and address of property owner:

Jamille Yvonne Watts
5561 Hickory Woods Drive
Nashville, TN 37013

JOHN D SESSUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT PARCEL OF LAND, IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE BEING KNOWN AND DESIGNATED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL LOT NO. 52 ON THE PLAN OF FINAL SUBDIVISION PLAT, HERITAGE LANDING-PHASE 1 OF RECORD IN INSTRUMENT NUMBER 20200422-0042094, A REVISION OF INSTRUMENT NUMBER 20200122-0007826, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS: 5561 HICKORY WOODS DR. ANTIOCH, TN 37013

Parcel ID(s): CONTROL MAP A, GROUP 6, PARCEL 52.00

BEING THE SAME PROPERTY ACQUIRED BY JAMILLE FERGUSON WATTS, A MARRIED WOMAN BY DEED OF D.R. HORTON INC., A DELAWARE CORPORATION, DATED 11/30/2020 AND RECORDED 12/09/2020 IN INSTRUMENT NUMBER 20201209-0143421.

Tennessee Certification of Electronic Document

I, Allyson Kotouch, 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 3-23-2024.
(Date of Document)

Allyson Kotouch
Affiant Signature

3-25-2024
Date

State of PA

County of Allegheny

Sworn to and subscribed before me, Virginia L.W. Juzwick this 25 day of March, 2024.

Virginia L.W. Juzwick
Notary's Signature – Virginia L.W. Juzwick

Commonwealth of Pennsylvania - Notary Seal
Virginia L W Juzwick, Notary Public
Allegheny County
My commission expires August 31, 2026
Commission number 1080981

MY COMMISSION EXPIRES: 8-31-2026

NOTARY'S SEAL