QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1122844 DEEDQC
04/15/2024 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026718

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $00.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LAWRENCE WATSON	**Same**	
(NAME)	(NAME)	**147-07-0-090.00**
4412 J J Watson Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **DEBORAH WATSON AND PERRY WATSON, HEIRS AT LAW OF JAMES WATSON** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **LAWRENCE WATSON,** ("GRANTEE") HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

TRACT NO. 1:

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO LIZZIE WATSON BY DEED OF T. J. MCMORROUGH RECORDED IN BOOK 1284, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY; THENCE IN AN EASTERLY DIRECTION 69 FEET TO THE NORTHEAST CORNER OF THE JAMES WATSON PROPERTY; THENCE SOUTH ALONG SAID PROPERTY LINE 107 FEET TO THE SOUTHEAST CORNER OF THE SAID JAMES WATSON PROPERTY; THENCE WESTERLY 72 FEET TO THE SOUTHEAST CORNER OF THE SAID LIZZIE WATSON PROPERTY; THENCE NORTHWARDLY 107 FEET TO THE POINT OF BEGINNING.

TRACT NO. 2:

BEGINNING AT A POINT IN THE NORTH BOUNDARY OF THE SAID LIZZIE WATSON PROPERTY, 119 FEET EASTWARDLY FROM THE NORTHWEST CORNER OF THE SAID LIZZIE WATSON PROPERTY; THENCE SOUTHWARDLY ALONG THE BOUNDARY LINE OF THE JAMES WATSON PROPERTY 109 FEET TO THE SOUTHEAST CORNER OF THE SAID JAMES WATSON PROPERTY; THENCE EASTWARDLY 55 FEET ALONG THE BOUNDARY OF THE LIZZIE WATSON PROPERTY TO A POINT; THENCE NORTHWARDLY 109 FEET TO A POINT IN THE NORTH BOUNDARY OF THE SAID LIZZIE WATSON PROPERTY; THENCE WESTWARDLY 55 FEET TO THE POINT OF BEGINNING.

BOTH TRACTS BEING THE SAME PROPERTY CONVEYED TO JAMES WATSON BY WARRANTY DEED FROM LIZZIE WATSON, DATED 11/26/1965 AND RECORDED AT BOOK 3968, PAGE 702, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES WATSON SUBSEQUENTLY DIED TESTATE ON FEBRUARY 23, 2019, THEREBY VESTING OWNERSHIP INTO HIS HEIRS AT LAW: LAWRENCE WATSON, DEBORAH WATSON, AND PERRY WATSON. SEE ALSO: AFFIDAVIT OF HEIRSHIP RECORDED AT INSTRUMENT NO. 20240415-0026614, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

IT IS THE INTENT OF THIS INSTRUMENT TO CONVEY THE REMAINDER OF THE PROPERTY OWNED BY JAMES WATSON AT 4412 J J WATSON AVE., NASHVILLE, TN 37211, WHICH WAS NOT INCLUDED IN QUITCLAIM DEED OF RECORD AT INSTRUMENT NO. 20160627-0065458, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness our hands this the 13th day of March, 2024.

Deborah Watson
DEBORAH WATSON

Perry Watson
PERRY WATSON

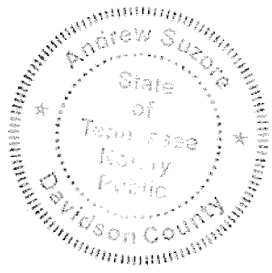
STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of March, 2024, before me personally appeared **DEBORAH WATSON,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of March, 2024.

Notary Signature

My commission expires: May 7, 2024



STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of March, 2024, before me personally appeared **PERRY WATSON,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of March, 2024.

Notary Signature

My commission expires: May 7, 2024



Certificate of Authenticity

I, Leslie Hayes, 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 3/13/2024.

Date

Affiant Signature

4/15/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15th day of April, 2024.

Notary's Signature

My Commission Expires: 1-19-2025
Date

Notary's Seal (if on paper)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires