THIS DOCUMENT PREPARED BY:

Prepared by:

India M. Watterson, Successor Trustee

Watterson Family Trust

Karen Johnson Davidson County
Batch # 1132831 DEEDQC
05/09/2024 09:40:07 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20240509-0034152

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

India M. Watterson
Affiant

Subscribed and sworn to me before me, this 8 day of May, 2024.

Notary public
My commission expires: My Commission Expires May 3, 2027

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
Robert T Watterson, Trustee Watterson Marital Trust 1956 Old Hickory Blvd. Brentwood TN 37027	SAME	Map 158-10 Parcel 1

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that India M. Watterson, Successor Trustee of the Watterson Family Revocable Trust dated November 5, 2020, (Grantor) for and in consideration of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for purposes of transferring the entire interest in the subject parcels of real property, hereby release, remise, and quitclaim unto, Robert T Watterson, Trustee of the Watterson Marital Trust, dated December 7, 2023, (Grantee) all right, title and interest of the Grantor in and to certain tracts or parcels of land in Tennessee, being more particularly described on exhibit A attached hereto and incorporated herein by reference.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Tennessee Code Annotated Section 35-15-510 shall apply to this property and any proceeds of this property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record. Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made to perform a title examination; and that neither party shall have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS my hand on May 8, 2024

India M. Watterson

India M. Watterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, India M. Watterson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal on MAY 8, 2024.

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tyler Henry

NOTARY PUBLIC

My Commission Expires May 3, 2027

My Commission Expires:_____

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being lot No. 14 on the plan of Forrest Trails, as of record in Book 3700, pages 24 and 25, and described as follows:

BEGINNING at a point in the northerly margin of Old Hickory Boulevard, at the southwest corner of Lot No. 13 on said plan, thence with the margin of said Old Hickory Boulevard, westerly 25 feet to a point; thence leaving said Boulevard north 3 degrees 47 minutes east 442.20 feet to a point; thence north 3 degrees 04 minutes east 372.10 feet to a point; thence south 87 degrees 06 minutes east 389.60 feet to a point, at the northwest corner of Lot No. 15; thence with the line between Lots 14 and 15, southerly 418.5 feet to a point in the northerly line of Lot No. 12, thence with the line between Lots 12, 13 and 14, westerly 374.6 feet to the northwest corner of Lot No. 13; thence with the westerly line of Lot No. 13, southerly 442.3 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from James R. Watterson and wife, India M. Watterson to James R. Watterson and India M. Watterson, trustees of the Watterson Family Revocable Trust, as recorded on November 10, 2020, Instrument No. 20201110-0131978 in the Register's Office, Davidson County, Tennessee.

This improved property is known as 1956 Old Hickory Blvd. Nashville, Tennessee 37027.