Karen Johnson Davidson County
Batch# 1152453 DEEDQC
06/28/2024 12:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240628-0048797

**Record and Return Mail To:**
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

| Address of New Owner: | Send Tax Bills To: | Map and Parcel No. |
|---|---|---|
| SDI Property, LLC<br>556 Midway Circle<br>Brentwood, TN 37027 | SDI Property, LLC<br>556 Midway Circle<br>Brentwood, TN 37027 | 19-041.08-0-065.00 |

David and Annita Watson
556 Midway Circle
Brentwood, TN 37027

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Cumberland Trust & Investment Company, Trustee, E. Joyce Watson Revocable Living Trust Agreement dated December 12, 2007, as amended**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto, **SDI Property, LLC** ("Grantee"), all of their one half (1/2) interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Beginning at an iron pin, said pin being in the west margin of Dickerson Road and being 68.66 feet in a northerly direction from a concrete monument, said monument being the northeast corner of Lot 1, of Section 1 of the J. Douglas Wright Subdivision as evidence in Plat Book 5190, Page 718 in the Register's Office of Davidson County, Tennessee, and said iron pin being the southeast corner of the tract herein described and; thence leaving the western margin of Dickerson Road north 74 degrees 59 minutes 15 seconds west 201.62 feet to an iron pin said iron pin being the northeast corner of Lot 3 as evidenced in the Caudle Nipp and Wright Subdivision as recorded in the Register's Office for Davidson County, Tennessee as evidenced in Plat Book 7900, Page 353; thence north 16 degrees 56 minutes 31 seconds east 39.87 feet to an iron pin; thence south 74 degrees 59 minutes 15 seconds east 203.81 feet to an iron pin said iron pin being in the westerly right-of-way of Dickerson Pike; thence along the western margin of Dickerson Road, south 20 degrees 4 minutes 33 seconds west 40 feet to an iron pin, which marks the point of beginning, said tract containing 0.185 acres more or less according to survey by Jesse E. Walker, dated December 5, 1991.

(Description from prior deed of record).

Being a portion of the same parcel, and the same property interest, conveyed to **E. Joyce Watson, Trustee, E. Joyce Watson Revocable Living Trust Agreement dated December 12, 2007, as amended**, by Quitclaim Deed dated August 9, 2016, from **E. Joyce Watson**, of record in Instrument No. 20160826-0089681 Register's Office for Davidson County, Tennessee. Whereas E. Joyce Watson died on February 8, 2024, and Cumberland Trust and Investment Company became the sole Trustee of the Trust.

As a result of this conveyance, the property will be owned one-half (1/2) by SDI Property, LLC, and one-half (1/2) by David R. Watson and wife Anita Watson, as tenants in common.

**IN WITNESS WHEREOF**, the Grantor hereby affixes their signature on this the 25 day of JUNE 2024.

**Cumberland Trust & Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's estate/trust, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.**

**E. Joyce Watson Revocable Living Trust Agreement dated December 12, 2007, as amended**

**Cumberland Trust & Investment Company, Trustee**

**By:** _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Cumberland Trust & Investment Company, Trustee, E. Joyce Watson Revocable Living Trust Agreement dated December 12, 2007, as amended**, with whom I am personally acquainted, and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June 2024.

Phillip Crowell Burnett III
Notary Public

My Commission Expires: Oct. 4, 2027

Phillip Crowell Burnett III
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Zero Dollars ($0). Pursuant to T.C. A. § 67-4-409(a) this real estate transfer is exempt from tax.

Affiant

Sworn to and subscribed to before me, this the 25th day of June 2024.

Phillip Crowell Burnett III
Notary Public

My Commission Expires:
Oct. 4, 2027

Phillip Crowell Burnett III
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, Alex Fasching, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 25, 2024.

Affiant Signature

June 28, 2024

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of June 2024.

Notary's Signature

My Commission Expires: 02/07/2026

Notary's Seal:

KATHERINE JOHNSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. February 7, 2026
COUNTY OF WILLIAMSON