PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD'S OFFICE:

Karen Johnson Davidson County
Batch# 1188470 DEEDQC
10/01/2024 03:27:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241001-0076154

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Affiant Angela Marie Watts

Subscribed and sworn before me this the 1st day of October, 2024.

Notary Public

My commission expires

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

This instrument was prepared by:
Name: Shauna Dixon Esq.
Address: 40 Burton Hills Blvd.,
Suite 200, Nashville, TN 37215
Lyda Law Firm
Lydagroup.com

After recording, mail document
Name: Angela Marie Watts (Grantor/Grantee)
Address: 1224 Otter Creek Road, Nashville, TN 37215
And tax statements to: (If Mortgage)

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective October 1, 2024(the "Effective Date") between the following Grantor (the "Grantor) Angela Marie Watts, a divorced woman, whose mailing address is: 1224 Otter Creek Road, Nashville, TN 37215 and Living Trust as the Grantee (the "Grantee"): *THE LIVING TRUST OF Angela Marie Watts dated October 1, 2024.*

WITNESSETH, That the Grantors, for and in consideration of the sum of $0.00 (United States Dollars) and other good valuable consideration, to it in hand paid by Grantees, the receipt whereof us hereby acknowledged, does hereby quitclaim, convey and release unto Grantees all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as the following:

Mailing Address

1224 Otter Creek Road, Nashville, TN 37215

Map- Parcel Numbers

145 10 0 051.00

Legal Description

Land lying and being in Nashville, Davidson County, Tennessee, City of Forest Hills, as shown on Property Tax Map 145-10, Parcel 51 and being more particularly described as follows:

Beginning at an iron pin on the north right of way of Otter Creek Road at the southwest corner of the Otter Creek Church of Christ property as recorded in Deed Book 10621, Page 891 and 20000913-0091250; thence with Otter Creek Road north 86 degrees 23' 11" west 250 feet to an iron pin at the southeast corner of the Patricia Conner property as recorded in Deed Book 20031112-0165353 and Plat Book 4060, Page 165; thence leaving Otter Creek Road and with the east line of Conner, north 11 degrees 30' east 657.86 feet to an iron pin of the south line of Brigid Ann Heights as recorded in Plat Book 4660, Page 149; thence south 84 degrees 16' 03" east 250 feet to an iron pin at the northwest corner of the Otter Creek Church of Christ property; thence south 11 degrees 35' 49" west 648.69 feet to the point of beginning and containing 3.72 acres according to a survey by Jason Smith of Smith Land Surveying, RLS 1961 dated March 5, 2004.

Being the same property conveyed to Angela Marie Watts, a resident of Davidson County, Tennessee, by Quitclaim Deed from Robert Stephen Watts, a resident of Davidson County, Tennessee, of record in Instrument 20230926-0075510, Register's Office for Davidson County, Tennessee, dated August 11, 2023, and recorded September 26, 2023.

This property is improved property known as: 1224 Otter Creek Road, Nashville, TN 37215

This conveyance is made subject to any and all easements and right-or way, public and private, as may be shown of record in Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matter shown in the plat of record in the office of Register of Deeds where the real property is situated.

Witnessed my hand this 1st day of October 2024.

Angela Marie Watts

Transfer Tax

Grantors declare that the transfer is EXEMPT from any documentary transfer of taxes.

SUBJECT TO THE FOLLOWING:

1. Any and all building and zoning regulations of City, County, and State.
2. Any and all easements which may affect the within described property.
3. Utility line easement of record in Book 3898, Page 312, said Register's Office.

EXECUTED this 1st day of October, 2024.

Angela Marie Watts

Grantor/ Grantee:
Angela Marie Watts
(Print)

Angela Marie Watts

Grantor/ Grantee:
Angela Marie Watts
(Signature)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this day, personally appeared before me, Angela Marie Watts to me known to be the persons described in and who executed the within instrument and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 1st day of October, 2024.

Notary's Public Signature

My Commission Expires

D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Sarah Arick, 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 October 1, 2024.

Date: 10/01/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on October 1, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027