Karen Johnson Davidson County
Batch# 1206876 DEEDQC
11/20/2024 09:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241120-0090118

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kerri Darlyn Watkins

SEND TAX BILL TO:
109 Big Horn Ct.
Old Hickory, TN 37138

TAX ID 095052K B 02702

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Bobby Wayne Watkins, Jr. and Kerri Darlyn Watkins, husband and wife,** hereby convey, transfer, remise, release, relinquish and quitclaim all of my right, title, and interest unto **Kerri Darlyn Watkins, a married woman,** certain land situated in Wilson County, Tennessee, being more particularly described as follows:

Land in Davidson County and Wilson County, Tennessee, being Lot No. 46 on the Plan of Sherwood Forest of record in Plat Book 4300, Page 125, in the Register's Office for Davidson County, and Addition to Sections 2 & 3, Shiloh Park, of record in Plat Book 10, Page 11, in the Register's Office for Wilson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby Wayne Watkins, Jr. and Kerri Darlyn Watkins, husband and wife by special warranty deed from Citifinancial Mortgage Company, Inc. of record in Instrument No. 20020716-0085242 Register's Office for Davidson County, Tennessee, dated 06/28/2002 and recorded on 07/16/2002, and recorded 08/09/2002 in Book 923, Page 1078 of the Register's Office for Wilson County, Tennessee.

Being also known as 109 Big Horn Court Old Hickory, TN 37138.

WITNESS MY HAND on this the 26 day of April, 2016.

Bobby Wayne Watkins, Jr.

Kerri Darlyn Watkins

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, Gregg W. Clarke (notary public), Alan H. Curt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires:

Notary Public

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
Expires December 5, 2017

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer, is $0.00

AFFIANT

Subscribed and sworn to before me this the 26 day of April, 2016.

NOTARY PUBLIC

My Commission Expires: _____

File #: 169241

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

November 18, 2024

Affiant Signature

Date: 11-18-24

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 18 day of November 2024

Notary Signature

My Commission Expires

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/22/2028
WILSON COUNTY