This instrument prepared by and after recording return to:

Thompson Burton PLLC
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37220
Attn: Mollie A. Gass, Esq.

Karen Johnson Davidson County
Batch# 1215737 DEEDQC
12/12/2024 11:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241212-0096591

QUIT CLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel
Watson Properties 4412 JJ Watson Ave Nashville, Tennessee 37211 Attn: Shaye Watson	Same Address as New Owner.	Property Map 147 Parcel 90.00

FOR AND IN CONSIDERATION of the sum of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **LAWRENCE WATSON** (hereinafter referred to as "Grantor"), herein this day and does by these presents forever **QUITCLAIM** to **SHAYE WATSON** (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits) all the right, title, interest, claim or demand which Grantor has or may have had in and to the real property described on **Exhibit "A"** attached hereto and made a part hereof by this reference together with all easements, appurtenances, improvements, and fixtures (the "Property").

The Property is being conveyed subject to all matters of record, including without limitation anything shown on any recorded plat; unpaid taxes for 2024 and subsequent years; unpaid assessments; restrictive covenants, easements or set-back lines that may be applicable; zoning restrictions; prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 3 day of December, 2024.

GRANTOR:

By: Lawrence Watson
LAWRENCE WATSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lawrence Watson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she/he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Lawrence Watson, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of December, 2024.

My Commission Expires:
9/5/2028

Keanya Quinn
Notary Public

KEANYA QUINN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 05, 2028

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT OF VALUE

The undersigned hereby swears or affirms that, to the best of my knowledge, information and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this 4 day of December, 2024.

Affiant

Samantha Birdsall
Notary Public

My Commission Expires: 9-8-25

SAMANTHA BIRDSALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

UNIT B AS SET FORTH IN THE DECLARATION FOR WATSON PROPERTIES, A CONDOMINIUM ASSOCIATION DATED NOVEMBER 11, 2024, RECORDED AS INSTRUMENT NO. 20241112-0087630, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION FOR WATSON PROPERTIES, A CONDOMINIUM ASSOCIATION DATED DECEMBER 11, 2024, RECORDED AS INSTRUMENT NO. 20241212-0096520, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO LAWRENCE WATSON BY QUITCLAIM DEED FROM DEBORAH WATSON AND PERRY WATSON, HEIRS AT LAW OF JAMES WATSON OF RECORD IN INSTRUMENT NO. 20240415-0026718 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRUE COPY CERTIFICATION

I, Mollie Gass, 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 **December 4, 2024** (date of document).

Mollie Gass

12/4/24
Date

STATE OF TENESSEE)
COUNTY OF DAVIDSON)

On 12/4/24, before me, the undersigned, personally appeared Mollie Gass, who acknowledges that this certification of an electronic document is true and correct.

Samantha Birdsall
NOTARY PUBLIC

My Commission Expires: 9-8-25

