Karen Johnson Davidson County
Batch# 1226543 DEEDQC
01/15/2025 09:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250115-0003129

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Kristen Urga Watson Affiant Subscribed and sworn to before me, this 14th day of January, 2025. Notary Public My Commission Expires: 11/2/26

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/2/26

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Kristen Urga Watson, Trustee 123 Stella Drive Nashville, Tennessee 37209	SAME	102 13 0C 123.00 CO

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kristen Urga Watson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Kristen Urga Watson, Trustee of the Kristen Urga Watson Living Trust, established by the Revocable Trust Agreement of Kristen Urga Watson dated January 14, 2025**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 14th day of January, 2025.

Kristen Urga Watson

Kristen Urga Watson

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 Kristen Urga Watson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 14th day of January, 2025.

My Commission Expires: _____

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 123 on the Plan of Sage Run Townhomes, a Horizontal Property Regime with Private Elements of record m Exhibit "B" m the Declaration for Sage Run Townhomes at Instrument No. 20211228-0170759, Amendment of record m Instrument No. 20230223-0012841 and Instrument No 20230310-0017406, in the Register's Office for Davidson County, Tennessee, to which Plan reference 1s hereby made for a more complete descnpt1on of the property.

Being a portion of the same property conveyed to Kristen Urga Watson, unmarried, by deed from Sage Run Development, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20230811-0062375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable

This is improved property known as 123 Stella Drive, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 1/14/25.

1/15/25
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15th day of January, 2025.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

