X-0621

Quitclaim Deed	State of Tennessee County of Davidson The actual consideration for this transfer is $ -0- . Affiant Subscribed and sworn to before me this 13th day of January, 2025. Notary Public My commission expires: Sept. 8th 2026

Karen Johnson Davidson County
Batch # 1228445 DEEDQC
01/21/2025 10 27 58 AM 2 pgs
Fees $12 00 Taxes $0 00
20250121-0004366

JESSICA D PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This instrument was prepared by:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, Tennessee 37204-3126

Address New Owner(s) as follows:	Send Tax Bills To:	Map and Parcel Numbers:
Roy Allen Watson Jr. **308 Jenny Murff Dr.** **Antioch, Tennessee 37013**	**New Owner**	**16207006900**

For and in consideration of the sum of One ($1.00) Dollar paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy Allen Watson Jr.**, as the sole heir at law of Barbara Jean Watson (**"Grantor"**), does hereby transfer and quitclaim unto **Roy Allen Watson Jr.** and **Candice Ann Watson**, husband and wife (**"Grantees"**), their successors, heirs, and assigns, all of Grantor's interests in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 202 on the Plan of Antioch Park, Section 3, as of record in Book 4460, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 202 fronts 115.00 feet along a curve of the southeasterly margin of Jenny Murff drive and extends back 152.5 feet on the northeasterly line and 135.0 feet on the southwesterly line, to a line in the rear on which it measures 49.1 feet.

Being the same property conveyed to Roy Allen Watson and wife, Barbara Jean Watson, by Warranty Deed from Smithson Construction Company, Inc., dated February 4, 1972, and of record in Book 4575, Page 50 in the Register's Office for Davidson County, Tennessee.

Roy Allen Watson died intestate on March 27, 2010. Barbara Jean Watson died intestate on November 24, 2024. Roy Allen Watson Jr. was the sole heir at law of Barbara Jean Watson, as established by Affidavits of Heirship of record as Instrument Numbers 20250121-0004363, 20250121-0004364, and 20250121-0004365 in the Register's Office for Davidson County, Tennessee.

This is improved property known as **308 Jenny Murff Dr., Antioch, Tennessee 37013**.

This conveyance is subject to such restrictions, encumbrances, and easements as may appear of record.

This instrument has been prepared upon information provided by the parties, and the preparer has not conducted any title examination independent from the title materials supplied by the parties. The legal description above is the same as the description contained in the prior deed referenced herein. The preparer makes no warranties or representations regarding the status of title to the property.

In witness whereof, this instrument has been executed this 13th day of JANUARY, 2025.

Roy Allen Watson Jr., as the sole heir at law of Barbara Jean Watson

State of Tennessee
County of Davidson

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared **Roy Allen Watson Jr.**, with whom I am personally acquainted (or whose identity was proven to me with satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of JANUARY 2025.

Jessica D. Puckett
Notary Public
My commission expires: Sept. 8th 2026

JESSICA D. PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY