QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1230333 DEEDQC
01/27/2025 12:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250127-0006077

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF 2025

Notary Public

MY COMMISSION EXPIRES: July 3, 2028
(AFFIX SEAL)

CHUKWUDI ECHETEBU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Connor PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Rightway Properties Plus II, LLC	**New Owner**	**Tract 1: 09206015600** **Tract 2: 05905009500**
(NAME)	(NAME)	
Po Box 90584		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **BRIAN WATKINS**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **RIGHTWAY PROPERTIES PLUS II, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF HIS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 24th day of January, 2024. 25

Brian Watkins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN WATKINS,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of January 2024.5

Notary Public

My Commission Expires: July 3, 2028

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "A" on the Map of Fisk University Place of record in Plat Book 421, Page 4 and 5, in the Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 25 feet on the easterly side of 31st Avenue North, formerly Home Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Brian Watkins, unmarried, by Warranty Deed from Annie M. Dotson, unmarried, of record in Instrument No. 20150512-0043343 in said Register's Office.

This is improved property known as 908 31st Avenue North, Nashville, Tennessee 37209.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 29 of the Plan of Buena Vista Estates, Section 2 as shown of record in Boox 3842, Page 257 Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 38.59 feet on the southeasterly side of the turnaround of Trumpet Circle and runs back between lines 188 feet on the northeasterly side and 105 feet on the westerly side to a line in the rear measuring 166.72 feet thereon.

Being the same property conveyed to Brian Watkins by Quitclaim Deed from Deirdre Joi Wortham of record in Instrument No. 20140714-0061738 in Said Register's Office.

This is improved property known as 4805 Trumpet Circle, Nashville, Tennessee 37218.

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 January 24, 2025

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date 01/24/2025

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 01/24/2025.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

