ADDRESS OF NEW OWNERS & SEND TAX NOTICES TO:

Regina Hudson Watts
2348 Crocker Springs Rd
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:

Freeman & Bracey, PLC
Attorneys at Law
885 Conference Drive, Ste. 500
Goodlettsville, TN 37072

This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.

EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 29th day of January, 2025, between **REGINA HUDSON WATTS, Executor,** as Grantor, and **REGINA HUDSON WATTS, unmarried,** referred to herein as Grantee.

WHEREAS, Robert T. Watts, Jr. died on February 6, 2024, a married person and testate, a citizen and resident of Davidson County, Tennessee. His Last Will and Testament was admitted to probate in the Estate of Robert T. Watts, Jr., Case No. 24P561, in the Seventh Circuit Court (Probate Division) Davidson County, Tennessee with the above-named, Regina Hudson Watts being appointed as Executor of the Estate; and

WHEREAS, Robert T. Watts, Jr. died owning a certain parcel of real estate located in Davidson County, Tennessee at time of his death and more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing and to implement the testamentary devise, **REGINA HUDSON WATTS**, in her capacity as Executor of the Estate of Robert T. Watts, Jr., does hereby bargain, sell, and QUITCLAIM unto **REGINA HUDSON WATTS, unmarried,** all of her as Executor and of the Estate of Robert T. Watts, Jr., rights, title and interests in and to the below described real property, being a certain tract or parcels of land situated in Davidson County, Tennessee, described as follows, to wit:

Map-Parcel No
23-103

Karen Johnson Davidson County
Batch# 1231972 DEEDQC
01/30/2025 09:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250130-0007086

A tract of land in the 10th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Wayne S. Cooper, Sr., Surveyor, September 24, 1969, as follows:

BEGINNING at a spike in the center of Crocker Springs Road, the Southwest corner of this property and common to the property of G.O. Hahan; thence North 0 deg. 36 min. East 495 feet along the center of said road to a point (spike); thence North 72 deg. 43 min. East 186 feet to an iron pin; thence South 22 deg. 55 min. Eat 157.0 feet to an iron pin on West side of Farm Road; thence South 24 Deg. 3 min. East 440.9 feet to an iron pin in the original line; thence South 89 deg. 00 min. West 417.7 feet along original line and fence to the beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Robert T. Watts, Jr. by Warranty Deed from Robert T. Watts, Sr., a married man, of record in Inst. No. 20080923-0096648, Register's Office for DAVIDSON County, Tennessee. The said Robert T. Watts, Jr., died on 02-06-2024, testate, Seventh Circuit Court for Davidson County, TN (Probate), Case No. 24P561. Said real property, pursuant to the Last Will and Testament of Robert T. Watts, Jr., was devised to Regina Hudson Watts.

This is improved property known as 2348 CROCKER SPRINGS ROAD, GOODLETTSVILLE, TN 37072 and includes two mobile home trailers affixed to said property – a 1986 Clayton Model 28X, VIN# CLR0879, and a 1999 Hart, Model DBL, VIN#HH5541INAB1.

Tu Watts, wife of Robert T. Watts, joined in the conveyance of record in Inst. No 20080923-0096649, said Registers' Office, for the sole purpose of conveying any right, title, and interest she may have in and to the property described, marital or otherwise.

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

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

SIGNATURE PAGE TO FOLLOW;
REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand the 29 day of January, 2025.

ESTATE OF ROBERT T. WATTS, JR.

By: Regina H. Watts
Regina Hudson Watts, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Regina Hudson Watts, Executor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executor of the Estate of Robert T. Watts, Jr., Case No. 24P561 in the Seventh Circuit Court (Probate Division) Davidson County, Tennessee, the within named bargainor, an Estate, and that she, as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate in her capacity as Executor.

Witness my hand and official seal at office this the 29 day of January, 2025.

My commission expires: 11/26/2028

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **01/29/2025** [DATE].

AFFIANT SIGNATURE

01/30/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **30** day of **January**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

