Karen Johnson Davidson County
Batch # 1283622 DEEDQC
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Fees: $22.00 Taxes: $0.00
20250609-0045344

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
229 West Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:
James I. Watkins, Sr., Trustee of the James I Watkins, Sr. Revocable Living Trust
712 Marswen Avenue
Nashville, TN 37216

SEND TAX BILLS TO:
Same

MAP/PARCCEL NO:
MAP 61-2
PARCEL 40

FOR AND IN CONSIDERATION of the sum of zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, James I. Watkins, Sr. (hereinafter referred to as "Grantor") does hereby assign, transfer, convey, and quitclaim unto the Trustee of the James I. Watkins, Sr. Revocable Living Trust (hereinafter referred to as "Grantee") forever, all the rights, titles, and interest which the said Grantor has in and to the following described parcel of land in Davidson County, Tennessee, and improvements and appurtenances thereto which is more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 280 on the Plan of Gra-Mar Acres, Section 7, or record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 280 fronts 100 feet on the southerly side of Marswen Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Douglas Wayne Baugh, unmarried, and Don N. Baugh, married, by deed from Nellie Frances Legan, unmarried, of record in Book 10965, page 589, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James I. Watkins, by Warranty Deed dated September 29, 2000, from Douglas Wayne Baugh and Don N. Baugh, both unmarried persons of record in Instrument No. 20001004-0098374, Register's Office for Davidson County, Tennessee.

This is improved property known as 712 Marswen Avenue, Nashville, Tennessee 37216.

The Grantee shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLEY FROM INFROMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THÁN IT HAS BEEN ACCRUATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

JAMES I. WATKINS, SR., Grantor

JAMES I. WATKINS, SR.,
Trustee of the James I. Watkins, Sr.
Revocable Living Trust

STATE OF TENNESSEE)
COUNTY OF WILSON)

I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration of this conveyance, per T.C.A. 67-4-409(a)(C)(vi) is $0.

JAMES I. WATKINS, Grantor

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

Witness my hand and official seal this 5th day of June 2025.

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 11-08-2028

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James I. Watkins, Sr., Trustee of the James I. Watkins, Sr. Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of June 2025.

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 11-08-2028

I hereby swear or affirm that the actual consideration given for this transfer is $0.00

AFFIANT

Sworn to and subscribed to before me this 5th day of June 2025.

JULIA DENBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 11-08-2028