Karen Johnson Davidson County
Batch# 1304096 DEEDQC
07/31/2025 11:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250731-0060607

QUITCLAIM DEED

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: May 8, 2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maxine L. Watts, Willie G. Watts, and Jeremy Watts	**Same as New Owner**	
1221 Stainback Avenue	**1221 Stainback Avenue**	**07115044700**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Nashville, TN 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **MAXINE L. WATTS, A MARRIED WOMAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **MAXINE L. WATTS AND WILLIE G. WATTS, WIFE AND HUSBAND,* AND JEREMY WATTS, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 40 ON THE PLAN OF SHARPE & HORN'S FIRST ADDITION TO NORTHEAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 152, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LAWSON PICKENS AND WIFE, ROSIE PICKENS, BY DEED FROM NORMA JEAN WEAVER WALLS, UNMARRIED, OF RECORD IN BOOK 6424, PAGE 830, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID LAWSON PICKENS PREDECEASED HIS WIFE, ROSIE PICKENS, THEREBY VESTING ROSIE PICKENS AS SURVIVING TENANT BY THE ENTIRETY. THE SAID ROSE PICKENS HAVING SINCE DIED INTESTATE LEAVING HER DAUGHTER MAXINE L. WATTS AS HER SOLE HEIR AT LAW, AS EVIDENCED BY THAT AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20230616-0046305, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 1221 STAINBACK AVENUE, NASHVILLE, TN 37207.

***IT BEING THE EXPLICIT INTENT OF THE PARTIES TO CREATE A TENANCY BY THE ENTIRETIES AS TO THAT 50% INTEREST PURSUANT TO TCA § 66-1-109.**

****WILLIE G. WATTS, SPOUSE OF MAXINE L. WATTS HEREBY JOINS IN THE EXECUTION.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 30th day of July, 2025.

Maxine L Watts
MAXINE L. WATTS

Willie G Watts
WILLIE G. WATTS

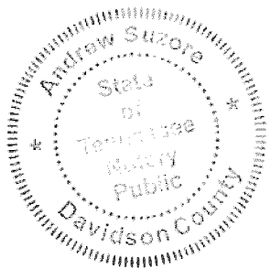
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Maxine L. Watts and Willie G. Watts, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July 2025.

Notary Signature

My commission expires: May 8. 2028



Certificate of Authenticity

I, Andrew Suzore, 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 July 30, 2025.

Date

Affiant Signature

July 31, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027