Karen Johnson Davidson County
Batch# 1321089 DEEDQC
09/11/2025 02:56:30 PM 3 pgs
Fees: $27.00 Taxes: $0.00
20250911-0072775

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Glen C. Watson, III, Affiant

Subscribed and sworn to before me on the 2nd day of September, 2025.

Notary Public

My Commission Expires: 1/4/2027

This Instrument Was Prepared By:
Watson Law Group PLLC
P.O. Box 121950
Nashville, Tennessee 37212
(615) 369-9600
Attn: Glen Watson, Esq.

Address New Owner:	Send Tax Bills To:	Property ID
Glen Coy Watson III, Trustee 1701 Blair Blvd. #8 Nashville, TN 37212	New Owner	104 16 0J 013.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and any other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Glen C. Watson, III ("Grantor"), do hereby quitclaim, transfer and convey unto Glen Coy Watson III, Trustee of the Glen Coy Watson III Revocable Trust created on December 28, 2020, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1701 Blair Blvd. #8, Nashville, TN 37212, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 13 of The Jenkins, a Planned Unit Development, as shown on Exhibit "D" in the Declaration of Covenants, Conditions and Restrictions for The Jenkins, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27-103(b) of record in Instrument Number 20160422-0039512, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of The Jenkins, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "D" to said Declaration appearing in Instrument Number 20160422-0039512 and Bylaws appended hereto as Exhibit "B", said Register's

Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Glen C. Watson, III from Blair & Belmont, LLC, a Tennessee Limited Liability Company, by Warranty Deed recorded July 27, 2017, of record in Instrument No. 20170727-0075991, Register's Office for Davidson County, Tennessee.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of September, 2025.

Glen C. Watson, III, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said county and State, personally appeared Glen C. Watson, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2025.

Notary Public

My Commission Expires: 1/4/2027

HEATHER HORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

Tennessee Certification of Electronic Document

I, Glen Watson, 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 September 11, 2025 (date of document).

Affiant Signature

September 11, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of September, 2025.

Notary's Signature

NOTARY'S SEAL

HEATHER HORTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2027

MY COMMISSION EXPIRES: 1/4/2027