This Instrument Prepared from Information Furnished by the Parties by:
Stevens Law, PLLC, 511 Enon Springs Road East, Smyrna, Tennessee 37167

Parcel ID: 151010A06100CO

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNER:
NEW OWNER	The Kenneth T. & Velma E. Watkins Revocable Living Trust 3429 Bridgeton Cove Antioch, TN 37013

Karen Johnson
Batch # 1335840
10/20/2025 08 55 15 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251020-0083164

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, we, the undersigned, **Velma E. Watkins** and husband, **Kenneth T. Watkins**, hereby quitclaim unto the **Trustees of The Kenneth T. & Velma E. Watkins Revocable Living Trust**, their heirs and assigns forever, all of our right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 61 on the Plan of Chatham Pointe, of record in Book 6900, pages 444 through 447, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Velma E. Watkins and husband, Kenneth T. Watkins, by deed dated October 18, 1994 and appearing of record in Book 9499, page 127, Register's Office for Davidson County, Tennessee.

This is improved property known as 3429 Bridgeton Cove, Antioch, TN 37013.

This conveyance is subject to any restrictions, covenants or easements of record; all matters the above-referenced Plan; any zoning regulations of the appropriate governing body; and any other matters of record that a full title search might reveal.

This deed was prepared without the benefit of a title search by Stevens Law, PLLC and was based on the prior deed in the chain of title. The preparer makes no guarantees or warranties about the title.

IN WITNESS WHEREOF, we have hereunto set our signatures on this 16 day of October, 2025.

VELMA E. WATKINS

KENNETH T. WATKINS

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Velma E. Watkins** and husband, **Kenneth T. Watkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Tennessee on this 16th day of October, 2025.

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD

NOTARY PUBLIC

My Commission expires: 12.02.2028

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration given for this transfer is -0- and that it is exempt from recordation tax under Tennessee Code Annotated § 67-4-409(a)(1)(C)(vi) in that the transfer is a conveyance to a self-settled revocable living trust.

AFFIANT

Sworn to and subscribed before me this 16th day of October, 2025.

NOTARY PUBLIC

My Commission expires: 12.02.2028

SUZANNE CORNWELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD