Karen Johnson
Batch # 1355152
12/08/2025 09 57 37 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251208-0097178

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

NEW OWNER:
The Watson Family Trust
4917 John Hager Rd.
Hermitage, TN

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
097-16-0A-021.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **William H. Watson and Karen H. Watson, husband and wife,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **William Howell Watson and Karen Higgins Watson, Trustees of The Watson Family Trust**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot 76 on the Plan of First Revision, The Peninsula, Phase one, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William H. Watson and Karen H. Watson, husband and wife, by Warranty Deed from Beverly Ann White and Michael David White, as tenants by the entireties, of record in Instrument No. 20161003-0103830, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 4917 John Hager Road, Hermitage, TN 37076.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS our hands this the 1st day of December, 2025.

William H. Watson

Karen H. Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William H. Watson and Karen H. Watson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence that they executed the within instrument for the purpose therein contained.

Witness my hand and seal on this 1st day of December, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 1st day of December, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027