Karen Johnson
Batch # 1356777
12/11/2025 11 41 56 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251211-0098666

This Instrument Prepared by John S. Mooneyham, Attorney at Law
P.O. Box 653
Nolensville, TN 37135

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Dixie C. Watt 641 Old Hickory Blvd., Unit 419 Brentwood, TN 37027	Dixie C. Watt 641 Old Hickory Blvd., Unit 419 Brentwood, TN 37027	171-3-0-B Parcel 185 .00C0

QUIT CLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Amy E. Watt, (hereinafter referred to as the "Grantor") by these presents do hereby quitclaim and convey to Dixie C. Watt, (hereinafter referred to as the "Grantee"), his heirs and assigns, all of my interest in a certain tract of land in Davidson County, Tennessee described as follows:

Being Unit No. 125A on the Plan of First Revision, Phase One, Section Four, Townhomes of Fredricksburg, of record in Plat Book 9700, Page 648, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dixie C. Watt, unmarried, by deed from Peter J. Connerth, of record in Instrument No. 20030304-0028080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10126, Page 435; Book 7789, Page 843; Book 8920, Page 65; Book 9860, Page 840; Book 9500, Page 393; Book 10393, Page 11; Book 10224; Page 683; Book 10628, Page 517; Book 10694, Page 541; Book 10895, Page 778; Instrument 200007180070558; Book 10126, Page 486; Book 10275, Page 959, Page 8920, Page 45, said Register's Office.

Being the same property conveyed to Dixie C. Watt and Amy E. Watt by Quitclaim Deed 20250724-0058452.

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

This is improved property known as 641 Old Hickory Blvd., Unit 419 Brentwood, TN 37027.

This Instrument Prepared by John S. Mooneyham, Attorney at Law
P.O. Box 653
Nolensville, TN 37135

WITNESS my hand this 10 day of December, 2025.

Amy Watt
AFFIANT

SWORN and SUBSCRIBED before me this 10 day of December, 2025.

NOTARY PUBLIC

My commission expires: 08/19/2029

STATE OF Tennessee
COUNTY OF Williamson

JOHN S MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2029

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, and specifically those matters stated in the deed of record in map of MAP 171-3-0-B PARCEL 185.00C0, Register's Office for Davidson County, Tennessee.

In WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 10 day of December, 2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, Affiant
Subscribed and sworn before me this the
11 Day of December, 2025.
J Rivera, Deputy Register

Amy Watt
Amy E. Watt
Grantor/ Affiant

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Amy E. Watt, whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who, upon Oath, executed the foregoing instrument for the purposes therein contained.

JOHN S MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2029

WITNESS my hand and official seal of Williamson County, Tennessee, on this 10 day of December, 2025.

Notary Public