Karen Johnson Davidson County
Batch# 1416765 DEEDQC
05/06/2026 12:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260506-0040828

Quitclaim Deed

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 6th day of May, 2026.

Notary Public
My Commission Expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
709 Hagan Street,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Watkins Consulting, LLC 326 Hurst Drive Old Hickory, TN 37138	NEW OWNER	071 05 0 066.00 071 05 0 067.00

KNOW ALL MEN BY THESE PRESENTS that **Benny Word,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Watkins Consulting, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

PARCEL NO. 1:

LOT 29 IN E.T. BROWN'S SUBDIVISION OF PARTS OF LOTS 9 AND 10 OF BROOKLYN, THE PLAN OF RECORD IN BOOK 332, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 29 FRONTS 50 FEET ON THE SOUTH SIDE OF HAYNES STREET, AND EXTENDS BACK SOUTHERLY BETWEEN PARALLEL LINES AND ALONG THE WESTERN MARGIN OF PAGE STREET 150 FEET, MORE OR LESS, TO AN ALLEY.

Being the same property conveyed to J Word Properties, LLC from Constance Elliott by Quitclaim Deed dated March 2, 2021 and recorded March 4, 2021 in Instrument #20210304-0028244, Register's Office for Davidson County, Tennessee.

Being also known as 0 Haynes Street, Nashville, TN 37204

PARCEL NO. 2:

LOT 30 IN E.T BROWN'S SUBDIVISION OF PARTS OF LOTS 9 AND 10 OF BROOKLYN, THE PLAN OF RECORD IN BOOK 332, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 30 FRONTS 50 FEET ON THE SOUTH SIDE OF HAYNES STREET AND EXTENDS BACK SOUTHERLY BETWEEN PARALLEL LINES 150 FEET, MORE OR LESS, TO AN ALLEY.

Being the same property conveyed to J Word Properties, LLC from Constance Elliott by Quitclaim Deed dated March 2, 2021 and recorded March 4, 2021 in Instrument #20210304-0028245, Register's Office for Davidson County, Tennessee.

Being also known as 0 Haynes Street, Nashville, TN 37204

This is (X) unimproved property known as Lot 29 E and 30 E Haynes Street, Nashville, TN 37204.

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

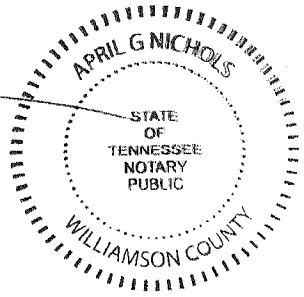
WITNESS my hand this the 6th day of May, 2026

Benny Word

State of Tennessee
County of Davidson

Personally appeared before me, April G. Nichols a Notary Public in and for said county and state, the within named Benny Word, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 6th day of May, 2026.



Notary Public
My Commission Expires: 7-6-2026

Tennessee Certification of Electronic Document

I, April G Nichols 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 May 6, 2026 (date of document).

Affiant Signature

May 6, 2026
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

