**QUITCLAIM DEED**

Karen Johnson Davidson County
Batch# 1443097 DEEDQC
07/07/2026 04:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260707-0061309

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 2026.

Notary Public
Date of Expiration:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

**CARNEY TITLE, LLC**
**400 Overbeck Lane, STE 101**
**Nashville, TN 37204**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Hugh L. Watson** | **New Owner** | **043-15-0-034** |
| (NAME) | (NAME) | |
| **116 Randy Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **Erinn Sherlock (also or formerly known as Erinn Sherlock Watson), unmarried** ("Grantor") do hereby quitclaim unto **Hugh L. Watson, unmarried** ("Grantee")

his, heirs, successors and assigns, any and all interest that I have in that certain real property located in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot 49 on the Plan of Rainbow Terrace, Section 3, of record in Book 2133, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Erinn Sherlock, unmarried, by deed from Secretary of Veterans Affairs of record as Instrument Number 20110502-0033174, in the Register's Office for Davidson County, Tennessee; the said Erinn Sherlock (who is also or formerly known as Erinn Sherlock Watson) having since married Hugh Watson (who is also known as Hugh Lorenzo Watson and/or Hugh L. Watson; the said Erinn Sherlock a/k/a Erinn Sherlock Watson and Hugh Watson (a/k/a Hugh Lorenzo Watson and Hugh L. Watson) having since divorced and by Decree of the Third Circuit Court for Davidson County, Tennessee at Nashville, in Docket No. 24D249, the said Erinn Sherlock a/k/a Erinn Sherlock Watson having been divested of her right, title and interest in the subject property and the subject property awarded to and vested in the said Hugh Watson a/k/a Hugh Lorenzo Watson a/k/a Hugh L. Watson.

BEING improved real property commonly known as **116 Randy Road, Madison, TN 37115.**

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

**The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.**

Witness my hand this the 2nd day of July, 2026.

**Erinn Sherlock (AKA/FKA Erinn Sherlock Watson)**

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Erinn Sherlock (AKA/FKA Erinn Sherlock Watson), to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of July, 2026.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

## True Copy Certification

I, John W. Bishop, 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 this the 2 day of July, 2026.

Affiant Signature
Date 7/2/2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/06/2026