Karen Johnson
Batch # 1445169
07/13/2026 08:13:48 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260713-0062650

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 HUGH LORENZO WATSON, AFFIANT Subscribed and sworn to before me, this 30th day of ____, 2026. NOTARY PUBLIC My Commission Expires: 2028 - June

JAIRO E. IZAGUIRRE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Erinn Sherlock Watson 3023 Morgan Road Joelton, TN 37080	New Owner	Map & Parcel: 015 00 0 307.00

PURSUANT TO AND IN CONSIDERATION of the terms of a certain Marital Dissolution Agreement incorporated into the Final Decree of Divorce entered on May 21, 2026, in the Third Circuit Court for Davidson County, Tennessee, in the case of Erinn Sherlock Watson v. Hugh Lorenzo Watson, Docket Number 24D249, I, Hugh Lorenzo Watson, by these presents do transfer, quitclaim, and convey unto the said Erinn Sherlock Watson, an unmarried person, her heirs, successors, and assigns, all of my right, title and interest in and to a certain tract or parcel of land in the County of Davidson, State of Tennessee, identified below:

This is improved property known as 3023 Morgan Road, Joelton, TN 37080, and more particularly described as follows:

Land situated in the 14th Civil District of Davidson County, Tennessee, being a portion of a certain tract of land described according to a survey made by Ralph W.C. Lambert, Surveyor, dated July 1968, said land identified as Parcel 58 of Metro Tax map 15 as of record in Deed Book 4711, page 216 of the Register's Office of Davidson County, Tennessee. Said portion of land is more identified as follows: Commencing at the northeast corner of parcel 58, thence N

87"30'00" W, with the center of Morgan Road, a distance of 459.58 to the point of beginning; thence S 02"30' 00" W a distance of 1278.00' to a point; thence N 87"30'00" W of distance of 170.42' to the point; thence N 02"30'00" E a distance of 1278.00'; thence S 87"30'00" W of distance of 170.42' to the point of beginning, having an area of 217,796.76 square feet for 5.00 acres of land.

BEING the same property conveyed to Erinn Sherlock Watson and Hugh Watson by Special Warranty Deed from HSBC Mortgage Services, Inc., of record in Instrument No. 20151204-0122264, Register's Office for Davidson County, Tennessee, recorded on December 4, 2015.

The said Hugh Watson and Hugh Lorenzo Watson being one and the same person.

This is improved property known as: 3023 Morgan Road, Joelton, TN 37080.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 30 day of June 2026.

HUGH LORENZO WATSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **HUGH LORENZO WATSON**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of June 2026.

Notary Public

My Commission Expires: 3-20-2028

JAIRO E. IZAGUIRRE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY