Information was provided from parties involved. No search of public records was performed.

THIS INSTRUMENT PREPARED BY:
Law Office of Ramon A. Cue, PLLC
5115 Maryland Way, Suite 120
Brentwood, TN 37027
615.727.2660

Address New Owner(s)
Sandra Lee Watters
6422 Highway 25-E
Springfield, TN 37172

Send Tax Bills To:
Sandra Lee Watters
6422 Highway 25-E
Springfield, TN 37172

Karen Johnson Davidson County
Batch # 1460040 DEEDQC
08/17/2026 01:53:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260817-0076528

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Sandra Lee Watters, an unmarried woman, Nikkole Turner, married, Jennifer Adams, married,** and **Devon Tucker, married**, (hereinafter the "Grantors") hereby quitclaim and convey unto **Sandra Lee Watters, an unmarried woman,** (the "Grantee"), and her successors in interest and assigns, all of our right, title and interest in and to a certain improved tract or parcel of land located in **Davidson County, Tennessee** and described as follows:

Parcel Address: 311 Keeton Avenue, Old Hickory, TN 37138

Map / Parcel: 044-05-0-048.00 (Davidson Co., Tennessee)

Legal Description: See SCHEDULE A

Said property is conveyed to the Grantee together with all and singular the appurtenances thereto belonging or in anywise appertaining thereto, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantors, either in law or in equity, for the use and benefit of said Grantee forever who shall administer, hold and distribute said property subject to such limitations, restrictions and encumbrances as may affect the property.

Sandra Lee Watters is the biological parent of Nikkole Turner, Jennifer Adams, and Devon Tucker, and by this instrument they intend to transfer and convey to the Grantee full ownership, possession, rights and control back to their mother.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on **this** 17th Day of August, **2026.**

Sandra Lee Watters
Sandra Lee Watters

Nikkole Turner
Nikkole Turner

Jennifer Adams

Devon Tucker

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Sumner

On **August 11, 2026**, before me, the undersigned, personally appeared **SANDRA LEE WATTERS**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

JACOB L CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: ~~3/9/2027~~ 9.19.2028

STATE OF TENNESSEE

COUNTY OF Davidson

On Aug 17th, **2026**, before me, the undersigned, personally appeared **NIKKOLE TURNER**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

PRIT P. PATEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 09-03-29

STATE OF TENNESSEE

COUNTY OF Sumner

On August 17, **2026**, before me, the undersigned, personally appeared **JENNIFER ADAMS**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

JACOB L CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 9.19.2028

STATE OF TENNESSEE
COUNTY OF Sumner

On August 17, **2026**, before me, the undersigned, personally appeared **DEVON TUCKER**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Notary Public
My Commission Expires: 9.19.2028

JACOB L CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

The actual consideration for this transfer is **$0.00**.

Sandra Lee Watters
Affiant: Sandra Lee Watters

Subscribed and sworn to before me, **this August 11, 2026**.

Notary Public
My Commission Expires: ~~3/9/2027~~ 9.19.2028

JACOB L CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SCHEDULE A

Legal Description

Land in Davidson County, Tennessee, being Lot Number 40 on the Plan at Scenic View Subdivision not of record and being in the 4TH Circuit District of said county and state and described as follows:

Being at a point in the Easterly margin of Keeton Avenue at the corner of Lots Numbers 39 and 40, thence with the line between said lots Northeasterly 144.2 feet to a point, thence Southeasterly 97 feet to the corner of Lots Numbered 40 and 41, thence with the line between said lots Southwesterly 145.3 feet to the margin of Keeton Avenue, thence with said margin of the same Northwesterly 97 feet to the beginning.

This being the same property conveyed to Sandra Lee Watters, unmarried, Nikkole Turner, married, Jennifer Adams, married, and Devon Tucker, married, as joint tenants in common with rights of survivorship via a Quitclaim Deed dated August 5, 2016, from Sandra Lee Watters, unmarried, which is recorded as Instrument No. 20160808-0081893 Register's Office for Davidson County, Tennessee.