This Instrument Prepared by:
Clements & Eubanks, PC
2494 N. Mount Juliet Rd., Ste. 200
Mount Juliet, TN 37122

From information furnished by the parties

Karen Johnson
Batch # 1467616
09/03/2026 08:58:08 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260903-0081562

The actual consideration or value
Whichever is greater for this
Transfer is NO MONETARY
CONSIDERATION

Affiant

STATE OF TENNESSEE)
COUNTY OF WILSON)

Sworn to and subscribed before me
this 1st day of September, 2026.

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND BRYSON EUBANKS, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

ADDRESS OR NEW OWNERS:
Jefferson Allen Gorin, II, Tara Nicole Tidwell, and Preston James Watkins, Trustees of the Watkins Family Trust, dated September 1, 2026
1369 General George Patton Road
Nashville, TN 37221

SEND TAX BILLS TO:
Jefferson Allen Gorin, II, Tara Nicole Tidwell, and Preston James Watkins, Trustees of the Watkins Family Trust, dated September 1, 2026
1369 General George Patton Road
Nashville, TN 37221

MAP AND PARCEL:
142 09 0E 155.00

FOR NO MONETARY CONSIDERATION, We, **John Watkins and Joan Kay Watkins, husband and wife,** by these presents do hereby quitclaim and convey all our right, title, and interest in and to the following tract or parcel of land unto **Jefferson Allen Gorin, II, Tara Nicole Tidwell, and Preston James Watkins, Trustees of the Watkins Family Trust, dated September 1, 2026,** situated, and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1369, River Plantation, Section Seven Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Pages 705 and 706 as amended in Book 6392, Page 321, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to **John Watkins and Joan Kay Wakins, husband and wife**, by **Richard Allen Krebs and Janet Buzek Krebs, Co-Trustees of the Krebs Family Trust Dated November 11, 2019,** by Warranty Deed of record in Instrument No. 20251110-0089305, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Taxes for the year 2026 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, Register's Office for Davidson County, Tennessee
- Restrictions of record as Instrument Number 20030311-0031502 in the Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq , of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Seven of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee
- By-Laws of River Plantation Section VII, of record in Book 6226, Page 18, as amended in Instrument No. 20141014-0095009, Register's Office for Davidson, County, Tennessee.
- Charter for River Plantation Section VII, of record in Instrument Number 20070405-0041036, as amended in Instrument Number 20141014-0095008, in the Register's Office for Davidson County, Tennessee
- Transmission line easement of record in Book 2274, Page 547, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee
- Sewer easement of record in Book 4675, Page 127, in the Register's Office for Davidson County, Tennessee
- Easement of record in Instrument Number 20230301-0014402 and Amended Easement of recorded in Instrument No 20231016-0080802, in the Register's Office for Davidson County, Tennessee

- Conveyance to BellSouth of record in Book 4673, Page 6, Book 4755, Page 72 and Book 4861, Page 763, in the Register's Office for Davidson County, Tennessee
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Subject to rights of others in and to the common areas and/or elements
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property more commonly known as 1369 General George Patton Road, Nashville, TN 37221.

Witness by my hand this 1st day of September, 2026

John Watkins

Joan Kay Watkins

STATE OF TENNESSEE)
COUNTY OF WILSON)

On the 1st day of September, 2026, personally appeared before me, John Watkins and Joan Kay Watkins, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the persons who executed the foregoing instrument and who acknowledged that they executed the same by their own free act and deed.

Witness by my hand and official seal

Bryson Eubanks, **NOTARY PUBLIC**
My Commission Expires: 10/28/2028

BRYSON NICHOLAS EUBANKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/28/2028
WILSON COUNTY