QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Freddy F. Smith, et ux** **5608 New York Avenue** **Nashville, Tennessee 37209**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **091-02-0; 261.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledge, I/we:

FREDDY F. SMITH

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

FREDDY F. SMITH and wife, MATTIE P. SMITH

HEREINAFTER called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Block "I" on plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for said County, being Lots Nos. 1517 and 1519 on the unrecorded subdivision of said Block "I" described as follows:

Beginning on the northerly margin of New York Avenue at a point 60 feet east of the easterly margin of 57th Avenue North, said point being the corner of Lots Nos. 1519 and 1521; thence with said avenue easterly 50 feet to the corner of lots 1516 and 1517; thence with the line between said two lots northwardly 150 feet to the southerly margin of an alley; thence with said alley westwardly 50 feet to the corner of Lots Nos. 1519 and 1521; thence with the line between said two lots southwardly 150 feet to the beginning.

Being the same property conveyed to Freddy F. Smith by deed from Rosie Green, Dorothy Nowell, Ruby Grant, William N. Hudgins, Shirley Henry, Jimmy Hudgins and John T. Hudgins, being all the heirs at law of W.N. Hudgins and John T. Hudgins, deceased, of record in Book 9132, page 792, Register's Office for Davidson County, Tennessee.

This is improved ☒ property known as **5608 New York Avenue, Nashville, Tennessee 37209**

unimproved ☐

WITNESS OUR HANDS this the 3rd day of November 2004.

Freddy F. Smith

FREDDY F. SMITH

Davidson County DEEDQC
Recvd: 11/08/04 13:03 2pgs
Fees:12.00 Taxes:0.00

20041108-0134327

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor(s), **FREDDY F. SMITH,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument with the full power and authority as Trustee, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 3rd day of November, 2004.

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: September 22, 2007

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $____0_____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 3rd day of November 2004.

KARA EVERETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES: September 22, 2007