B/4 204

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-20-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 Twenty-First Ave. South, Ste.306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethel A. Grannis	Same	117-02
(NAME) 3012 New Natchez Trace		76
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF A NAME CHANGE, THE HEREINAFTER NAMED GRANTOR, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Anne G. Smith, also known as Ethel A. Grannis

HEREINAFTER CALLED THE GRANTOR, HEREBY QUITCLAIMS AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ethel Ann Grannis

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 18 of Block 6 on the Map of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, Page 24, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 75 feet on the southeasterly side of Natchez Trace and runs back 192 feet on the north line and 198 feet on the south line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Anne G. Smith by Quitclaim Deed from John Avery Grannis, Jr., et ux, Evelyn I. Grannis, dated April 23, 1986, of record in Book 6837, page 843, Register's Office for Davidson County, Tennessee. Further being quitclaimed to Ann Grannis Smith, by Quitclaim deed from William David Smith of record in Book 6953, Page 851, said Register's Office.

Petition for Change of Name in the Probate Court of Davidson County, Tennessee, dated August 3, 1994, by Honorable Donald Arkovitz, awarded her name to be changed to Ethel Ann Grannis, by Probate Case # 94P-1146, in the Probate Court for Davidson County, Tennesse.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 3012 New Natchez Trace, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDQC
Recvd: 10/26/05 14:10 2 pgs
Fees:12.00 Taxes:0.00
20051026-0129449

Witness our hands this 21st day of October 2005.

Ann Grannis Smith

Ann Grannis Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 21st day of October, 2005, Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Grannis Smith_, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of October, 2005.

Commission expires: 4-20-08

Notary Public

MONTE POE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY