# QUIT-CLAIM DEED

Davidson County DEEDQC
Recvd: 03/09/07 09:57 2 pgs
Fees:12.00 Taxes:0.00
20070309-0029262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00

Jodi A. Kincaid
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF February, 2007.

Howard Behrens
Notary Public

MY COMMISSION EXPIRES: .

My Commission Expires 11/22/10

HOWARD BEHRENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
URBAN SETTLEMENT SERVICES, L.L.C. 1801 CENTRE AVENUE, PITTSBURGH, PA 15219

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BARRY G. SMITH | BARRY G. SMITH | 165-13-0A037 |
| (NAME) 4144 PEPPERWOOD DRIVE | (NAME) 4144 PEPPERWOOD DRIVE | |
| (ADDRESS) ANTIOCH, TN 37013 | (ADDRESS) ANTIOCH, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JODI KINCAID F/K/A JODI A. SMITH, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARRY G. SMITH, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 387 ON THE PLAN OF PEPPERTREE FOREST, SECTION 4, OF RECORD IN PLAT BOOK 7900, PAGE 426, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BARRY G. SMITH AND WIFE, JODI A. SMITH BY DEED FROM ALLEN EARPS AND WIFE, BETTY EARPS RECORDED 05/25/1983 IN DEED BOOK 8958 PAGE 81, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved ☐ property, known as 4144 PEPPERWOOD DRIVE, ANTIOCH, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

I hereby Quit-Claim 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.

Witness our hands this 5 day of February, 2007.

Jodi A. Kincaid
JODI KINCAID F/K/A JODI A. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Witness my hand and official seal at Nashville, Tennessee this 5th Day of February, 2007

Commission expires:

My Commission Expires 11/22/10

HOWARD BEHRENS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Howard Behrens
Notary Public

# EXHIBIT A

All that certain property situated in the CITY OF ANTIOCH in the county of DAVIDSON, and State of TENNESSEE, being described as follows: PARCEL 165-13-0A037 and being more fully described in a deed dated 05/21/1983, and recorded 05/25/1983, among the land records of the county and state set forth above, in Deed Book 8958, page 81

LAND IN THE DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 387 ON THE PLAN OF PEPPERTREE FOREST, SECTION 4, OF RECORD IN PLAT BOOK 7900, PAGE 426, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.
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