BILL GARRETT, Davidson County
Trans:T20110012255 DEEDQC
Recvd: 03/01/11 11:29 2 pgs
Fees:12.00 Taxes:0.00
20110301-0016368

This instrument prepared by:
Real Estate Title Services
4741 Trousdale Drive, Ste. 4
Nashville, TN 37220

ADDRESS NEW OWNER AS:
Etha L. Smith and husband
Andrew W. Smith
4004 Tucker Road
Nashville, TN 37218

SEND TAX BILLS TO:

SAME

MAP AND PARCEL
08107025400

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS:

That **ETHA L. SMITH, Executrix of the Estate of Etta Louise Hannah,** for the consideration of the sum of $1.00, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a transfer and conveyance, does hereby quitclaim transfer and convey unto **ETHA L. SMITH and husband, ANDREW W. SMITH**, their heirs, successors and assigns, all of my right, title or interest **Individually and as Executrix** of the **Estate of Etta Louise Hannah** in and to the following described tract of land located in Davidson County, Tennessee including any legal or equitable interest whatsoever she may have, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of Menees' Subdivision of Lot No. 8 in Thomas Woodard's Subdivision, as of record in Book 161, Page 44, Register's Office for said County.

SAID Lot No. 28 fronts 50 feet on the westerly side of 15th Avenue North, formerly Hutchison Street, and runs back 123.7 feet on the northerly line and 122.3 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Clayton Hannah and wife, Etta L. Hannah by Warranty Deed from Robert E. Collins and wife, Ruby Collins dated August 19, 1964, recorded August 21, 1964 in Book 3804, page 363, Register's Office for Davidson County, Tennessee. The said Clayton Hannah died on October 8, 1994, thereby vesting title in Etta L. Hannah as surviving tenant by the entirety. Being also the same property conveyed to Etha L. Smith, Successor Trustee of the Etta Louise Hannah Trust by Quitclaim Deed from Etha L. Smith, Trustee of record at Instrument Number 20030514-0065599, Register's Office for Davidson County, Tennessee. The said Etha L. Smith having been removed as Trustee for the Etta Louise Hannah Trust by Memorandum filed for record at Instrument Number 20041001-0118227, Register Office for Davidson County, Tennessee. The said M. Beth Boone having been appointed as Successor Trustee for the Etta Louise Hannah Trust by the same instrument 20041001-0118227. Being also the same property conveyed to Etta L. Hannah by Quitclaim Deed from M. Beth Boone, Trustee, dated September 30, 2004, recorded October 1, 2004 at Instrument Number 20041001-0118228, Register's Office for Davidson County, Tennessee. The said Etta L. Hannah died testate March 1, 2008 and her Last Will and Testament was filed for Probate on September 19, 2008, Docket No. 08P1232, Probate Office for Davidson County, Tennessee. Etha L.

Smith, duly appointed Executrix of the Estate, Item II of the First Codicil of the said Last Will and Testament of the deceased Etta L. Hannah

SUBJECT TO: Easements, building setback lines and certain restrictions as shown on the Plat of the Map of Meness' Subdivision of Lot No. 8 in Thomas Woodard's Subdivision as of record in Book 61, page 44, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the foregoing property, but excluding any covenants, conditions or restrictions that would violate Title 42 USC 3604, in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1907 15th Avenue North, Nashville, TN 37208

And now I **ETHA L. SMITH, Individually and as Executrix for the Estate of Etta Louise Hannah** for the expressed purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim to **ETHA l. SMITH and husband ANDREW W. SMITH,** their heirs and assigns forever, the same real estate herein described, to which reference is made and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out herein.

IN WITNESS WHEREOF, the said **ETHA L. SMITH, Executrix and Individually,** have hereunto set my signature(s) on the 1st day of March, 2011

Etha L. Smith Etha L. Smith

ETHA L. SMITH, Executrix and Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, Etha L. Smith, Individually and as Executrix of the Estate of Etta Louise Hannah, a person with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand, at the office, this 1st day of March, 2011

Emma J. Vance
Notary Public

My Commission Expires: September 3rd 2012

EMMA J. VANCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.00.

Etha L. Smith
Affiant

Sworn to and subscribed before me this 1st of March, 2011
Notary Public

My Commission Expires: Emma J. Vance September 3rd 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$
Etha L. Smith
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March 20 11
Brandi Wells
Deputy Register

This instrument was prepared from information furnished by the parties herein and the preparer herein completed no title search, therefore we make no claim as to the status of the property herein conveyed.