G#4654-2
MAP 091-16-0
PARCEL 140.00

BILL GARRETT, Davidson County
Trans:T20120067511 DEEDQC
Recvd: 09/10/12 08:34 2 pgs
Fees:12.00 Taxes:0.00
20120910-0081550

BOX #14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ N-O-N-E .

Jacqueline A. Smith
Affiant

Subscribed and sworn to before me this the 6th day of September, 2012.

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: May 5, 2015

Katherine Goodson
Notary Public

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, ATTORNEY AT LAW
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Jacqueline A. Smith	"New Owner"
(Name)	(Name)
4411 Dakota Avenue	
(Street Address)	(Street Address)
Nashville, TN 37209	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose to clarify ownership of title as fee simple in the herein Grantee from the Grantor, I, **Jacqueline A. Smith, unmarried**, hereinafter called the **"Grantor"**, do hereby quitclaim all of my right, title and interest to **Jacqueline A. Smith, unmarried**, hereinafter called the **"Grantee"**, her heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 310 of Block 16 on the Plan of Charlotte Park Addition to West Nashville, as of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 310 fronts 50 feet along the southerly side of Dakota Avenue and extends back 150 feet on the easterly and westerly side lines to a real line measuring 50 feet thereon.

BEING the same property conveyed to Effie Murray Smith and Jacqueline A. Smith, both unmarried persons, by Warranty Deed dated May 28th, 1992, from Howard Birdwell and wife, Carolyn Birdwell, of record in Book 8652, Page 40, Register's Office for Davidson County, Tennessee. The said Effie Murray Smith having died intestate on June 28, 1995. Jacqueline A. Smith (daughter) was determined to be the sole heir-at-law by Affidavit of Heirship, of record in Instrument No. 20120910-0081549, said Register's Office.

THE LEGAL DESCRIPTION CONTAINED HEREIN THE SAME AS IN THE PREVIOUS DEED.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF JOHN T. COOK, P.C., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

THIS is improved property, known as: 4411 Dakota Avenue, Nashville, TN 37209.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused her name to be affixed hereto on this 6th day of September, 2012.

Jacqueline A. Smith

Jacqueline A. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline A. Smith, the bargainor, 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 purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of September, 2012.

My Commission Expires: May 5, 2015

Katherine Goodson

Notary Public

KG\AFFID HEIRSHIP SMITH.QCD

