BILL GARRETT, Davidson County
Trans:T20130059078 DEEDQC
Recvd: 07/11/13 12:01 4 pgs
Fees:22.00 Taxes:0.00
20130711-0071768

Prepared By:
SERINA SMITH
4044 LANCASHIRE DRIVE
ANTIOCH, Tennessee 37013

New Owner

After Recording Return To:
SERINA SMITH
4044 LANCASHIRE DRIVE
ANTIOCH, Tennessee 37013

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

On July 01, 2013 THE GRANTOR(S),

- SMITH, WILL L., a single person,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- SMITH, SERINA L., a single person, residing at 4044 LANCASHIRE DRIVE, ANTIOCH, RUTHERFORD County, Tennessee 37013

the following described real estate, situated in ANTIOCH, in the County of DAVIDSON, State of Tennessee: Source of ref # 20080821-0086064

Legal Description: This property contains 0.29 A of land mainly classified for assessment purposes* as RES with a(n) SINGLE FAM style building, built about 1987 , having BRICK/FRAME exterior and ASPHALT roof cover, with 1 unit(s), 6 total room(s), 3 total bedroom(s), 3 total bath(s), 0 total half bath(s).

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 150 04 0 086 00

Mail Tax Statements To:
SERINA SMITH
4044 LANCASHIRE DRIVE
ANTIOCH, Tennessee 37013

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: July 3 2013.

SMITH, WILL L.
413 WITCHITA DRIVE
SMYRNA, Tennessee, 37167

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 3rd day of July 2013 before me personally appeared SMITH, WILL L., to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

AKA. Willy L. Smith

J. BRITTNEY BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

notary public
Title (and Rank)

My commission expires My Commission Expires October 18, 2016

Signature and Notary for Quit Claim Deed regarding 4044 LANCASHIRE DRIVE

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Jorge Robayo, Affiant
Subscribed and sworn before me this the
11 Day of July, 2013.
[illegible], Deputy Register

Affiant
Affiant's Name:

Return To:
File: 800818

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File Box 30

THIS INSTRUMENT PREPARED BY:
HAYNES & FREEMAN, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

Davidson County DEEDWARR
Recvd: 08/21/08 11:59 2 pgs
Fees:13.00 Taxes:599.40
[redacted]
20080821-0086064

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers
Will L. Smith and wife, Serina L. Smith 4044 Lancashire Drive Antioch, TN 37013	Same	**150-4-86**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, **WILLIE L. TYUS, II and wife, KELLY V. TYUS,** the receipt of which is hereby acknowledged, have this day bargained and sold, and do hereby transfer and convey unto the said **WILL L. SMITH and wife, SERINA L. SMITH,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 621 on the Plan of Kensington of Priest Lake, Section Two, of record in Plat Book 6250, Page 593, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Willie A. Tyus, II and wife, Kelly V. Tyus from Mary Ann Campbell and Carl Fuston, husband and wife, by deed of record in Instrument No. 20030508-0061488, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $162,000.00.

Subscribed and sworn to before me, this 18th day of August, 2008.

Willie L. Tyus II
WILLIE L. TYUS, II

MELINDA J. NOVAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 3, 2011

My Commission Expires: 1-3-2011

Melinda J. Novak
Notary Public