BILL GARRETT, Davidson County
Trans:T20130072587 DEEDQC
Recvd: 08/22/13 11:05 2 pgs
Fees:12.00 Taxes:0.00
20130822-0088556

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2525 21st Avenue S, 2nd Floor
Nashville, TN 37212

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Roshawnda Nelson	**Same As Owner**	**07115045300**
3516 Roundwood Forest Dr.		
Antioch, TN 37013		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Kimberly Smith and Robert Smith,** do hereby quitclaim and by these presents do transfer and convey all of our right, title and interest unto **Rowhawnda Nelson,** their heirs and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly 12 1/2 Ft. of Lot No. 45 and the Northerly .25 Ft, of Lot No. 46 on the Plan of Sharp and Horn's First Additional to Nashville, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roshawnda Nelson, Kimberly Smith and Robert Smith by Final Decree Confirming Sale from Federal National Mortgage Assn., filed for record February 10, 2012 in Instrument No. 20120210-0012069, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared from information provided by the parties, without benefit of a title search. No legal advice has been given in this transaction.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of August, 2013.

Kimberly A Smith
Kimberly Smith

Robert 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 **Kimberly 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 this the 17th day of August, 2013

Alberta B Hinds
NOTARY PUBLIC

My Commission Expires: Jan 6, 2014

ALBERTA B. HINDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 **Robert Smith,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of August, 2013

NOTARY PUBLIC

My Commission Expires: Jan 6, 2014

ALBERTA B. HINDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **-$0-.**

(Affiant)

ALBERTA B. HINDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 17th day of August, 2013

NOTARY PUBLIC

My Commission Expires: Jan 6, 2014