Davidson County	DEEDQC
Recvd: 08/21/14 13:35	2 pgs
Fees:12.00 Taxes:0.00	
20140821-0076369	

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Ivanka Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF AUGUST, 2014.

Notary Public

COMMISSION EXPIRES: 3/8/16
(AFFIX SEAL)

CHARLES CLAYBROOKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 8, 2016

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S):
Bradley Smith, unmarried	Bradley Smith, unmarried	10808019900
(Name) 3144 E. Lake Drive Nashville, TN 37214	3144 E. Lake Drive Nashville, TN 37214	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Ivanka Smith, unmarried, hereinafter referred to as Grantor(s), hereby quitclaim to Bradley Smith, unmarried his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Real estate located in Davidson County, Tennessee, described as follows:

Being the northerly part of Lot No. 25, zone lot division Lots 22-28 and Lots 88-73 on the plan of East Lake Subdivision of record in Plat Book 5200, page 342, as amended in Book 5800, page 151, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bradley and Ivanka Smith, husband and wife by Special Warranty Deed from The Bank of New York Trust Company N.A. as successor to JP Morgan Chase Bank N.A. as Trustee dated November 29, 2007 of record in Instrument No. 20080109-0002732, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Ivanka Smith, unmarried has hereunto set his/her/their signature, on this, the 7th day of August, 2014.

Ivanka Smith

Ivanka Smith

STATE OF Tennessee

COUNTY OF Davidson

I, Charles Claybrooks, a Notary Public for the of County of and State of Davidson, Tennessee, do hereby certify that Ivanka Smith, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8 day of August, 2014.

Notary Public

My Commission Expires: 3/8/16

(SEAL)

CHARLES CLAYBROOKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 8, 2016

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017