Davidson County DEEDQC
Recvd: 09/11/14 09:21 2 pgs
Fees:12.00 Taxes:0.00
20140911-0083198

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Subscribed and sworn to before me this the 29th day of August 2014.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

THIS QUITCLAIM DEED IS PREPARED SOLELY ON THE BASIS OF INFORMATION AND DOCUMENTATION PROVIDED TO THE PREPARER BY THE GRANTOR AND GRANTEE, AND THE PREPARER HAS ACTED AS SCRIVENER ONLY.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Justin Wayne Smith 750 First Avenue North, Nashville, TN 37201.	**Jenelle Smith** **576 Bethel Rd.** **Brandon, MS 39042**	082-140A-119.00

For and in consideration of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Justin Wayne Smith** by these presents does hereby quitclaim and convey his entire undivided interest in the real property described below unto **Justin Wayne Smith, an unmarried man, Ralph Wayne Smith, and wife, Jenelle M. Smith, as to a one-third (1/3) undivided interest each as joint tenants with right of survivorship**, their heirs and/or assigns, together with all other right, title and interest they may have in and to the following described tract of land in Davidson County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit Number 750 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of recorded under Instrument Number 20051221-0153160, as amended in Instrument Number 20051228-0155671, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument Number 20051228-0155671, as amended in Instrument Number 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Justin Wayne Smith by Special Warranty Deed from Fannie Mae A/K/A Federal Nation Mortgage Association filed April 19, 2013, as Instrument No. 20130419-0039059, in the Register's Office for Davidson County, Tennessee.

This improved property is known as: 750 First Avenue North, Nashville, TN 37201.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of August, 2014.

Grantor:

Justin Wayne Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Justin Wayne Smith**, 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 in Nashville, Tennessee, this 29 day of August, 2014.

Notary Public

My Commission Expires: 3-6-18

JANET E. GERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MARCH 6, 2018

CERTIFICATE OF AUTHENTICITY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or 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.

Janet Gers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for this county and state, Janet Gers, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016