THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Bernard & Kristina Smith
913 S. Douglas Avenue
Nashville, TN 37204

MAP: 105140
PARCEL: 007.00

BILL GARRETT, Davidson County
Trans:T20150012036 DEEDQC
Recvd: 02/18/15 15:09 2 pgs
Fees:17.00 Taxes:0.00
20150218-0014159

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, I, Detoria Smith, Grantor, by these presents do hereby quitclaim and convey unto Bernard Smith, Grantee, his successors and assigns all of my interest in the following described tract or parcel of land.

FURTHER, for and in consideration of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance add my spouse to title and to correct and establish proper tenancy as tenants by the entirety, I, Bernard Smith, **(Grantor),** by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Hirshberg's Subdivision of Lots Nos. 74 and 75 on the Waverly Plan as of record in Book 161, Page 99, Register's Office for said County.

Said Lot No. 1 fronts 50 feet on the Southeasterly side of Douglas (formerly Kirkman) Avenue as measured around a slight curve, and runs back 160 feet on the Southwesterly line, and 148 feet on the Northeasterly line, along the Southwesterly margin of an alley, which is also a slight curve to another alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Detoria Smith and Bernard Smith by Quitclaim Deed dated 6/19/94 from Nora Jane Smith and husband John Smith of record in Book 9380, Page 434, Register's Office for Davidson County, Tennessee. Nora Jane Smith and husband John Smith retained a life estate in said deed. Nora Jane Smith now being deceased, having died on 2/22/03 and John Smith now being deceased, having died on 9/9/00.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Bernard Smith and wife, Kristina Smith, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 9th day of February, 2015.

Detoria Smith

Bernard Smith

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Detoria Smith, a Notary Public at Large, the within named Detoria Smith, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 05 day of February, 2015.

Rachel A Fields
Notary Public

My Commission Expires: 07/02/2018

RACHEL A FIELDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public at Large, the within named Bernard Smith, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 05 day of February, 2015.

Rachel A Fields
Notary Public

My Commission Expires: 07/02/2018

RACHEL A FIELDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-2-2018

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 9th day of February, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Tammy Mellons
Affiant

Sworn and subscribed before me, this the 9th day of February, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY