Prepared By:
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BILL GARRETT, Davidson County
Trans:T20150026683 DEEDQC
Recvd: 04/09/15 14:59 2 pgs
Fees:12.00 Taxes:0.00
20150409-0031434

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Julia Ricarda Cummings	**Julia Ricarda Cummings**	**19-073.01-0-018.00**
1927 Riverwood Drive Nashville, TN 37216	**1927 Riverwood Drive Nashville, TN 37216**	

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, **Benjamin Lloyd Smith**, after being first duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled **Julia Ricarda Smith v. Benjamin Lloyd Smith**, Docket No. 15D-612, Fourth Circuit Court for Davidson County, Tennessee, and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Benjamin Lloyd Smith

BETHANY PEERY GLANDORF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

SWORN TO AND SUBSCRIBED before me this the 9 day of April, 2015.

Bethany Peery Glandorf
Notary Public

My Commission Expires: 01/08/2019

FOR AND IN CONSIDERATION of the Marital Dissolution Agreement between the parties, I, **Benjamin Lloyd Smith, Grantor, a single person,** my heirs, successors, and assigns, do hereby convey unto **Julia Ricarda Cummings, Grantee, a single person,** her heirs, successors, and assigns, my interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22, of Block G on the Map of Country Club Estates of record in Book 843, Page 95, Register's Office for said County.

Said Lot No. 22 fronts 100 feet on the northerly side of Williams Ferry Road and runs back between lines, 312 feet on the westerly line and 234.5 feet on the easterly line of the South Line of Lot No. 25 on which it measures 62.5 feet.

Together with all the rights in connection with an easement for a 1/2 inch water main along the southeast boundary of Lot No. 16 of Block G of said Subdivision for the use and benefit of Lot No. 22 of Block G as granted by instrument of record in Book 1260, Page 494 in said Register's Office.

This being the same property conveyed from Residential Mortgage Trust 2008-R1 by Special Warranty Deed dated October 28, 2009 to Benjamin Smith and Julia Smith, Legal Reference 20091120-0106978.

This is improved property known as 1927 Riverwood Drive, Nashville, Davidson County, Tennessee 37216.

Witness my hand this 9 day of April, 2015.

Benjamin Lloyd Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BETHANY PEERY GLANDORF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin Lloyd Smith,** the bargainor(s) 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.

SWORN TO AND SUBSCRIBED before me this the 9 day of April, 2015.

Bethany Peery Glandorf
Notary Public

My Commission Expires: 01/08/2019