BILL GARRETT, Davidson County
Trans:T20150029546 DEEDQC
Recvd: 04/20/15 12:12 2 pgs
Fees:12.00 Taxes:0.00
20150420-0034911

Recording requested by Ruby B. Smith

When recorded mail to:
Name Thomas H. Smith, III
Address: 2405 Underwood Street
City/State/Zip Nashville, TN 37208

Document prepared by:
Name Ruby B. Smith
Address 3952 Drakes Branch Rd.
City/State/Zip Nashville, TN 37218

Quitclaim Deed

This Quitclaim Deed is made on 3-13-15, between Ruby B. Smith, Grantor, of 3952 Drakes Branch Rd. City of Nashville, State of Tennessee, and Thomas H. Smith, III, Grantee, of 2405 Underwood St. City of Nashville, State of Tennessee.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his heirs and assigns, to hold forever, located at 1407 22nd Ave. North, City of Nashville, State of Tennessee, Parcel number 08115003800.

Being Lot 87 in S.A. Champions Subdivision of Lots 85 to 168, 169 to 228 and Lots 235 to 252 in Harding Plan of record in Book 21, Page 80, Register's Office for said County.

Said Lot 87, fronts 70 feet on the westerly side of 22nd Avenue North formerly Champion Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas H. Smith by virtue of Installment Deed dated July 17, 1975 of record at Book 5103, Page 862 in said Register's Office, Tennessee.

ROSLYN ARMSTRONG COOCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2018

BEING THE SAME PROPERTY CONVEYED TO THOMAS H. SMITH and RUBY SMITH by deed in INSTRUMENT # 20100125-0006150, RODC., TN. THOMAS H. SMITH IS NOW DECEASED.

See Reverse.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Thomas H. Smith, III, Affiant
Subscribed and sworn before me this the
20 Day of APRIL, 2015
J. Chandler, Deputy Register

Dated: 3-13-15

Ruby B. Smith
Signature of Grantor

Ruby B. Smith
Name of Grantor

Thomas H. Smith, IV
Signature of Witness #1

Thomas H. Smith, IV
Printed Name of Witness #1

LaQueta Swingee
Signature of Witness #2

LaQueta Swingee
Printed Name of Witness #2

State of Tennessee County of Davidson
On March 13, 2015, the Grantor, Ruby B Smith,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Roslyn Armstrong Gooch
Notary Signature

Notary Public,
In and for the County of Davidson State of Tennessee
My commission expires: Jan 9, 2016

Seal: ROSLYN ARMSTRONG GOOCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JAN 9, 2016

Quitclaim Deed Page 1 of 2

Send all tax statements to Grantee. (New Owner)
Thomas H. Smith, III
2405 Underwood St.
Nashville, TN 37206