26 B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Jerrold Smith 5801 Seven Points Trace Hermitage, TN 37076	New Owner	51-12-55

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Audrey Stradford (hereinafter referred to as "Grantor"), by these presents do hereby quitclaim and convey unto Jerrold Smith, a married man (hereinafter referred to as the "Grantee"), all of her interest in a certain tract of land in Davidson County, Tennessee, as follows:

> Land in 11th, formerly the 19th Civil District to Davidson County, Tennessee being part of Lot No. 3 on the Plan of Lands of N.O. Love, deceased, of record in Minute Book 7, page 176, County Court for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, July 16, 1959, as follows:
>
> Beginning on the southerly margin or Coreland Drive at a point south 74 degrees 32' east 145 feet from the northeast corner of the property conveyed to William Vick and wife, by deed from W. A. Core and wife, of record in Book 2795, page 166, Register's Office for said County; thence southwardly 168.60 feet to an iron pin; thence along a fence line; eastwardly 95 feet to an iron pin; thence north 15 degrees 28' east 168.79 feet to an iron pin on the southerly margin of Coreland Drive; thence with said Drive, north 74 degrees 32' west 95 feet to the beginning.
>
> Being the same property conveyed to Audrey Stradford by Warranty Deed from Marth F. Lewis, unmarried of record in Instrument Number 20040629-0076781, said Register's Office for Davidson County, Tennessee.
>
> This is improved real property commonly known as 1320 Coreland Drive, Madison, Tennessee 37115.

BILL GARRETT, Davidson County
Trans:T20160016734 DEEDQC
Recvd: 03/01/16 11:17 2 pgs
Fees:12.00 Taxes:0.00
20160301-0019408

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(
(Subscribed and sworn to before me
(this 26th day of February, 2016.
(
(
(
(My Commission Expires:_____
(

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 26th day of February, 2016.

Audrey Stradford

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Audrey Stradford whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, on this 26th day of February, 2016.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

My Commission Expires:_____