Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. ~~15090030~~
16050005

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4 DAY OF May, 2016.

NOTARY PUBLIC

My Commission expires: 8-24-18

Address of New Owner
Roger C. Smith
3201 Curtis Street
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
070-09-086.00

Davidson County DEEDQC
Recvd: 05/05/16 10:23 3 pgs
Fees:17.00 Taxes:0.00
20160505-0044460

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 4 day of May, 2016, by and between **Robert E. Sellars**, (hereinafter referred to as "Grantors"), and **Roger C. Smith**, (hereinafter referred to as "Grantee"):

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Robert E. Sellars**, Grantor(s), have/has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Roger C. Smith**, his heirs, successors, and assigns, his entire right, title, and interest in and to a certain parcel of land in Cheatham County, Tennessee, described as follows:

Land located in the 13th Civil District of Davidson County, Tennessee, being the east part of Lot No. 61 on the Map of Bordeauxmont, not of record, being a subdivision of the J.E. Curtis lands at Bordeaux, Tennessee, described as follows:

Beginning at an intersection of the center line of Curtis Avenue and the north line of Terrace Avenue; thence with the margin of Terrace Avenue, South 7 degrees 30' West, 189 feet; thence northwardly 140 feet, more or less, to the center of Curtis Avenue; thence with said Avenue, South 58 degrees 50' East, 128 feet to the beginning.

Being the same property conveyed to Robert E. Sellars by Quitclaim Deed from Mary L. Overstreet and Robert E. Sellars, Co-Executors of the Estate of Nellie Louise Sellars, dated 08/09/12 and recorded on 08/10/12 in Instrument No. 20120810-0071716, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
3201 Curtis Street, Nashville, TN 37218

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

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Robert E. Sellars,** has caused this instrument to be executed, this the 4 day of May 2016.

Robert E. Sellars

Robert E. Sellars

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Robert E. Sellars**, 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.

This the 4 day of May 2016.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BROTHERS CHEATHAM COUNTY STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 4 day of May, 2016

Notary's Signature

My Commission Expires: 8-25-18

STATE OF TENNESSEE NOTARY PUBLIC DANA L. AUSTIN CHEATHAM COUNTY