THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Davidson County	DEEDQC
Recvd: 08/08/16 11:36	5 pgs
Fees:27.00 Taxes:0.00	
20160808-0082114	

QUIT CLAIM DEED

File No: 768084

THIS INDENTURE, made and entered into this 28 day of April, 2016, by and between **GARY W. SMITH**, who acquired title as a married man, previously married to **DEBORAH D. SMITH N/K/A DEBORAH D. HOWELL** , now divorced from each other pursuant to divorce decree in Docket no. 95D-1860 in the 4th Circuit Court of TN 20th Judicial District, Davidson County, parties of the first part, and **GARY W. SMITH**, a single man party of the second part,

BEING the same premises which John W. Chamberlain, unmarried in deed dated 01/29/1996 and recorded 02/05/1996 in the DAVIDSON County Recorder's Office in Deed Book Volume 9938, page 295, granted and conveyed to Gary W. Smith, married, the Grantors herein.

WITNESSETH: That for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

~~And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.~~

Grantee Address & Tax statements to be mailed to:
1975 Garylynn Dr.
Nashville, TN 37214

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Gary W Smith

GARY W. SMITH

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Gary W Smith to me known to be the person _ described in and who executed the foregoing instrument, and acknowledged that _ he _ executed the same for the purposes therein contained.

Ann Stathos Donnell State of Tennessee Notary Public Davidson County

WITNESS my hand and Notarial Seal at office this 28 day of Apr 2016.

Notary Public

My commission expires: 12/04/19

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer ~~or value of the property transferred, whichever is greater~~ is, $ 10.00, ~~which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale~~.

Gary W Smith

Affiant

Subscribed and sworn to before me this 28 day of Apr. 2016.

Ann Stathos Donnell State of Tennessee Notary Public Davidson County

PROPERTY ADDRESS: 197 GRAYLYNN Drive NASHVILLE TN 37214

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Deborah D. Smith N/K/A
Deborah D. Howell

GARY W. SMITH

DEBORAH D. SMITH N/K/A DEBORAH D. HOWELL

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared DEBORAH D. SMITH N/K/A DEBORAH D. HOWELL to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22 day of July, 2016

Carol D. DiGiore
Notary Public

My commission expires: 7-2-18

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 10.00.

Deborah D. Smith N/K/A
Deborah D. Howell
Affiant

Subscribed and sworn to before me this 22 day of July, 2016

Carol D. DiGiore
Notary Public
My Commission Expires: 7-2-18

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

PROPERTY ADDRESS: 197 GRAYLYNN Drive NASHVILLE TN 37214

Exhibit A Legal Description

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and described as follows:

Being Lot No. 20 on the Map of EvaMor Heights, as of record in Plan Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 80 feet on the east side of Graylynn Drive and runs back between lines, 168.18 feet on the north line and 170.32 feet on the south line to a dead line in the rear on which it measure 80.03 feet.

Being the same property as conveyed from John W. Chamberlain, unmarried to Gary W. Smith, married as set forth in Deed Book 9938 Page 295 dated 01/29/1996, recorded 02/05/1996, DAVIDSON County, TENNESSEE.

09504017600

True Copy Certification

I, Rozanne Clough, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Steven Bieranowski, a notary public for this county and state, Rozanne Clough who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Mar 9, 2020
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020