After Recording Return to:

LenderLive Settlement Services
1044 Main Street, Suite 700
Kansas City, MO 64105
510-280237

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Davidson County DEEDQC
Recvd: 02/16/17 10:50 3 pgs
Fees:17.00 Taxes:0.00
20170216-0015978

Map & Parcel:
83-14-116

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i)}
[this deed is being executed to update marital status and add spouse to title]

New Owner/ Property Being Conveyed
Mary Henderson
Thomas Smith
1625 Fatherland Street
Nashville, TN 37206

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 2nd day of February, 2017, between MARY HENDERSON, a now married woman, joined by her spouse, THOMAS SMITH, residing at 1625 Fatherland Street, Nashville, TN 37206, collectively hereinafter referred to as "**Party of the First Part**" and MARY HENDERSON and THOMAS SMITH, wife and husband, as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part**."

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

BEING LOT NO. 61 ON THE PLAN OF LINDSLEY SUBDIVISION OF THE CHADWELL TRACT OF RECORD IN PLAN BOOK 2, PAGE 24, CHANCERY COURT, NASHVILLE, TENNESSEE, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 61 FRONTS 50.0 FEET ON THE NORTHERLY MARGIN OF FATHERLAND STREET AND EXTENDS BACK BETWEEN PARALLEL LINES 160.0 FEET TO AN ALLEY.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO MARY HENDERSON, UNMARRIED FROM CRAIG ALAN BANN AND WIFE, LYNN DENISE BANN, BY WARRANTY DEED RECORDED 03/20/2001 AS INSTRUMENT NO. 20010320-0026377 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1625 Fatherland Street, Nashville, TN 37206
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

MARY HENDERSON **THOMAS SMITH**

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 2nd day of February, 2017, before me personally appeared **MARY HENDERSON** and **THOMAS SMITH** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Wanda Fults
NOTARY PUBLIC

My Commission Expires: 7/8/2019

WANDA FULTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 0.

MARY HENDERSON **THOMAS SMITH**

Subscribed and sworn to before me this 2nd day of February, 2017.

Wanda Fults
NOTARY PUBLIC

My Commission Expires: 7/8/2019

WANDA FULTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Britney Wood, 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.

Britney Wood
Signature

Britney Wood

State of Missouri

County of Jackson

Personally appeared before me, [Theresa A. Ramsey], a notary public for this county and state, [Britney Wood] who acknowledges that this certification of an electronic document is true and correct ~~and~~ whose signature I have witnessed.

Theresa A. Ramsey
Notary's Signature

My Commission Expires: 2-19-17
Notary' Seal (if on paper)

THERESA A. RAMSEY
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires Feb. 19, 2017
Commission # 13409461