Prepared By:
Brian Smith
1108 Kirkwood Ave
Nashville TN 37204

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20170017330 DEEDQC
Recvd: 02/28/17 12:56 2 pgs
Fees:12.00 Taxes:0.00
20170228-0019829

QUITCLAIM DEED

QUITCLAIM DEED, made this 28th day of February, 2017.

Angela Kain Smith ("grantor") of DAVIDSON County, for and in consideration of the sum of $0 DOLLARS ($0), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration received, does hereby remise, release and quitclaim unto Angela Kain Smith & Brian Matthew Smith ("grantee"), whose mailing address is 1108 Kirkwood Ave Nashville, TN 37204, his/her heirs and assigns, the following described premises, County of Davidson, State of Tennessee, described as follows (enter legal description):

<< LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" >>

Also known as street and number: 1108 Kirkwood Avenue Nashville, TN 37204

LAND in Davidson County, Tennessee, being the easterly part of Lot No. 94 on the Plan of Dr. L. G. Noel's Idlewild Subdivision, of record in Book 547, Page 55, Register's Office for Davidson County, Tennessee.

SAID property fronts 60 feet on the northerly margin of Kirkwood Avenue and extends back 150 feet, more or less, on the easterly line and 150 feet, more or less, on the westerly line to an alley in the rear, measuring 42.5 feet thereon.

BEING the same property conveyed to Russell R. Vendt-Pearce and Elizabeth C. Campos, husband and wife, by Warranty Deed from Mayche Wray Grigsby and Maisha Grigsby, dated 4/30/10 and recorded 5/7/10 in Instrument Number 20100507-0035180, Register's Office for Davidson County, Tennessee.

See also Scrivener's Affidavit (filed for purpose of correcting the derivation clause shown in the current deed), dated 8/12/10 and recorded 8/13/10 in Instrument Number 20100813-0063965, said Register's Office.

Current Source of Title #20150519-0046182
map+ parcel # 118-01-0-177.00

Signed, sealed and delivered in the presence of:

_____ (Seal)
Grantor

_____ (Seal)
Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the
28 Day of Feb, 2017.
Deputy Register

(Seal)
Witness
Adrianita Mullins

On February 28th, 2017, before me, Angela Kain Smith,
a notary public in and for said state personally appeared
,
personally known to me (or proved to me based on satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Signature of Notary [SEAL]

REBECCA LUBIESKI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2019

Rebecca Lubieski
my commission expires November 5, 2019

New owner

Angela Kain Smith & Brian Matthew Smith
1108 Kirkwood Ave
Nashville TN 37204

Tax Bills

Peoples Home Equity
5205 Maryland Way
Suite 101
Brentwood TN 37027