QUITCLAIM DEED

THIS INSTRUMENT PREPARED (SOLELY FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES) BY:
Bennett & Pressley, P. C.
2021 Richard Jones Road, Ste. 220,
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0 .

Tanja R. Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 day of March, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

JULTON PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 05, 2018

OWNER ADDRESS:
Aaron J. Smith & Tanja R. Smith
3220 Knobview Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Same as Owner

Parcel ID Number:
84.16-0-194.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we **AARON G. SMITH and wife, BETTY B. SMITH (one and the same as the BETTY R. SMITH referred to in the prior deed referenced below)** hereinafter called the Grantor, for the purpose of dissolving the joint tenancy heretofore existing between Grantee and us, by these presents do hereby grant, quitclaim and convey unto **AARON J. SMITH and wife, TANJA R. SMITH, as tenants by the entireties** (hereinafter called the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 43 on the Plan of Nob Hill Subdivision of a part of the A. H. Roberts tract and shown of record in Plat Book 2663, Page 31 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot Number 43 fronts 150 feet on the easterly line of Knobview Drive and extends back 350 feet on the southerly side and extends back 220 feet on the northerly side to a dead line in the rear on which it measures 198 feet thereof.

Being the same property conveyed to Grantor and Grantee herein by Warranty Deed of record in Instrument No. 20130924-0100478, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements (recorded and/or visible), setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation (of acreage or square footage) or adverse circumstances affecting the title (including, without limitation, encroachments, overlaps or boundary line disputes) that would be disclosed by an accurate and complete land survey and not shown by the Public Records.

This is improved property known as 3220 Knobview Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, I have hereunto set my hand this 24 day of March, 2017.

Aaron G. Smith
AARON G. SMITH, Grantor

Betty B. Smith
BETTY B. SMITH, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **AARON G. SMITH and wife, BETTY B. SMITH**, the above-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who in my presence executed the foregoing instrument, and upon oath acknowledged that they did so freely and voluntarily for the purposes therein contained.

Witness my hand and official seal this 24 day of March, 2017.

Commission Expires: 11/3/2020

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170026212 DEEDQC
Recvd: 03/29/17 08:41 1 pgs
Fees: 12.00 Taxes: 0.00
20170329-0030274