THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County DEEDQC
Recvd: 07/05/17 14:54 2 pgs
Fees:12.00 Taxes:0.00
20170705-0067514

This instrument was prepared from information furnished by the parties. No independent title examination was made. Legal description comes directly from prior Deeds.

Address NewOwner(s)
Ruth Tate
1602 Meharry Blvd
Nashville, Tn 37208

Send Tax Bills To:
SAME

Map & Parcel
092-03-0-3 75.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/00 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Sandra Smith** ("Grantor") do hereby quitclaim and convey unto **Ruth Tate, unmarried** ("Grantees"), her heirs and assigns, all of our Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being the westerly 33 feet of the easterly 63 feet of Lots Nos. 13 and 14 on the Plan of A.J. Harding's Addition to Nashville, as of record in Book 21, page 138, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 13 and 14 front 33 feet on the northerly side of Harding Street and run back between parallel lines parallel with and 30 feet west of the westerly margin of 16th Avenue North, formerly Park Street 100 feet to a dead line.

Being the same property conveyed to Mary E. Patton, by deed from Will Gordon and wife, Lela Gordon, on October 3, 1938, of **record in Book 1082, page 477, Register's Office for Davidson County, Tennessee. The said Mary E. Patton died intestate on May 9, 1962, leaving as her sole heir-at-law, Paul H. Tate, as evidenced by Affidavit of Heirship of record in Instrument Number 2001030-0107167, said Register's Office. The said Paul H. Tate died intestate on November 29, 2000 leaving as his heirs at law: Ruth Tate, Paulette Woodard, Joseph Tate, Angela P. Colter, Carl Tate, Ruth Corder and Sandra Smith, as evidenced in Affidavit of Heirship of record in Instrument Number** 20170623-0063609 **, said Register's Office.**

Property commonly known as 1602 Meharry Blvd. Nashville, TN 37208

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

IN WITNESS, WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of **June 2017.**

Sandra Smith
Sandra Smith

STATE OF TENNESSEE COUNTY
OF DAVIDSON

On this 27th day of June 2017, before me, appeared **Sandra Smith,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal at office the day and year above written.

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/8/19

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 27 day of **June, 2017.**

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/8/19

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.