QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 33040 DEEDQC
12/04/2017 03:28:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171204-0123550

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Ridley Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Smith	**Same**	
(NAME)	(NAME)	**81-15-150.00**
1825 Underwood Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRITTANY SMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **BRITTANY SMITH, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot 41, J.M., T.J., AND G.W. HARDINGS PLAN, as shown on plat of record in Plat Book 21, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO **BRITTANY SMITH**, UNMARRIED WITH AN 36% UNDIVIDED INTEREST AND **DEAN SMITH** WITH A 64% UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY QUITCLAIM DEED FROM **BRITTANY SMITH**, UNMARRIED WITH AN 27% UNDIVIDED INTEREST AND **DEAN SMITH** WITH A 73% UNDIVIDED INTEREST, OF RECORD IN INSTRUMENT NUMBER **20140107-0001477**, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 24TH DAY OF JULY, 2013.

The said Dean Smith having since died on the 13th day of September, 2016, his interest vesting in Brittany Smith as surviving tenant.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
(X) **improved** property known as: **1825 Underwood Street, Nashville, Tennessee 37208**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 11 day of October, 2017.

Brittany Smith

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brittany Smith,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of October, 2017.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212