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

Address New Owner(s)
Daneshia Smith
184 Dellway Villa Road
Nashville, Tn 37207

Send Tax Bills To:

New Owner

Map & Parcel No.:
082-07-0-041.00

Bill Garrett Davidson County
Batch# 50247 DEEDQC
01/23/2018 09:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180123-0006776

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Barbara McReynolds** ("Grantor") does hereby quitclaim and convey unto **Daneshia Smith** ("Grantee"), her heirs and assigns, of my Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 118 in Lindsley's Addition, a plan of which is of record in Book 57, page 25, of the Register's Office for said County.

Said Lot No. 118 fronts 50 feet on the East side of North Second Street and runs back between parallel lines 174 ¼ feet, more or less, to an alley.

Being the same property conveyed to Mattie Pearl Jones by Warranty Deed from Odie Lee Duncan and wife, Hallie Carr Duncan dated August 11, 1976 and found of record in Book 5056, page 594, Register's Office for Davidson County, Tennessee.

Said Mattie Pearl Jones having since died intestate on February 6, 2002 and leaving the undersigned an heir at law as shown by Affidavit of Heirship of record in Instrument Numbers 201801230006774 **and** 201801230006775**, Register's Office for Davidson County, Tennessee.**

This is improved property known as **823 N. 2nd Street, Nashville, Tn 37207.**

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 24th day of November, 2017.

Barbara McReynolds

Barbara McReynolds

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, LaChanta M. Tyler, a Notary Public in and for said state and county, **Barbara McReynolds** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of November, **2017**.

LaChanta Tyler STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: May 08, 2018

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration for this transfer is **$00.00.**

Barbara McReynolds

AFFIANT – **Barbara McReynolds**

Subscribed and sworn to before me, this 24th day of November, **2017**.

LaChanta Tyler STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: May 08, 2018

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

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

My commission expires: 5-3-2021