Bill Garrett Davidson County
Batch# 59905 DEEDQC
02/16/2018 11:41:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180216-0015287

Commitment Number: 17NL48315

After Recording, Return To:
~~Nations Lending Services~~ WWR
9801 Legler Road
Lenexa, KS 66219

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Paula Jean Smith and Amanda Leigh Smith k/n/a Amanda Leigh Allmon and Heather Hanson, 59 Valeria Street, Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 11906011600

Record 1st
18WR03599

QUITCLAIM DEED

Paula Jean Smith, a single person and Paula Jean Smith, as Administrator of the Estate of Sammie R. Smith, AKA Sammy R. Smith, hereinafter grantors, whose tax-mailing address is **1412 Wildlife Trail, Kingston Springs, TN 37082**, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Paula Jean Smith, a single person, Amanda Leigh Smith k/n/a Amanda Leigh Allmon, a married person; and Heather Hanson, a married person, each as to an undivided one third interest, as joint tenants with the right of survivorship**, hereinafter grantee, whose tax mailing address is **59 Valeria Street, Nashville, TN 37210,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED TRACT OF LAND: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 200 ON THE MAP OF STERLING HEIGHTS, SECTION 5, AS OF RECORD IN BOOK 1835, PAGE 37, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 200 FRONTS 75 FEET ON THE SOUTH SIDE OF VALERIA STREET AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO A DEAD LINE.

DERIVATION CLAUSE

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM MITCHELL J. SMITH RECORDED 09/25/1985 IN DOCUMENT NUMBER 38995, BOOK 6664, PAGE 165 IN SAID COUNTY AND STATE. COMMONLY KNOWN AS: 59 VALERIA ST, NASHVILLE, TN, 37210

Property Address is: 59 Valeria Street, Nashville, TN 37210

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on 2/2/18, 2017:

Paula Jean Smith as Administrator of the Estate of Sammie R. Smith AKA Sammy R. Smith

Paula Jean Smith

Paula Jean Smith

Paula Jean Smith, as Administrator of the Estate of Sammie R. Smith, AKA Sammy R. Smith

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 2.2.2018, ~~2017~~ by **Paula Jean Smith** and **Paula Jean Smith, as Administrator of the Estate of Sammie R. Smith, AKA Sammy R. Smith** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

GAIL L. FARLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
Expiration date of Commission July 27, 2021

STATE OF KANSAS
COUNTY OF JOHNSON

The actual consideration for this transfer is $0.00.

Affiant Rosie Wheeler

Subscribed and sworn to before me, this the 14th Day of Feb 2018.

Notary

JUSTIN CADDEL
Notary Public, State of Kansas
My Appointment Expires
9/30/2019

TRUE COPY CERTIFICATION

I, Sherry A. Simon, 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.

Sherry A. Simon

Signature

State of Kansas

County of Johnson

Personally appeared before me, Justin Caddel, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Justin Caddel

Notary's Signature

My Commission Expires: 9/30/2019

JUSTIN CADDEL
Notary Public, State of Kansas
My Appointment Expires
9/30/2019

Notary's Seal (if on paper)