Bill Garrett Davidson County
Batch# 86215 DEEDQC
04/30/2018 11:12:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180430-0040358

THIS INSTRUMENT PREPARED BY:
F. MICHIE GIBSON, JR.
Attorney at Law
4979 Lebanon Pike, Suite C
Old Hickory, TN 37138
From information provided by parties.
Preparer makes no warranty as to title.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map Parcel Nos.
Mattie P. Smith **2956 McGavock Pike** **Nashville, TN 37214**	**Same**	**Map: 73-2** **Parcel: 103**

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Wayne Arthur Smith, by these presents do hereby quitclaim and convey unto my beloved mother, Mattie Pearl Smith, her successors and assigns, all of my right, title and interest in and to the following tract of land:

ADDRESS: 2956 MCGAVOCK PIKE, NASHVILLE, TN 37214 as the commonly known address of approximately three acres.

Lot: 12,13 Tract: PLAN OF SUNSET VIEW according to a survey made by J.W. Carrigan, Oct. 26, 1945, 3rd civil dist. Of Davidson County Parcel: 3D 43144. Plat Book #3673, page 379, and restrictive covenants of record in Book 1468, page 405, and Register's office for Davidson County, Tennessee. Legal Description: Beginning on the easterly margin of McGAVOCK Pike at the corner of lots Nos. 13 and 14; thence with said Pike, Southwardly 200 feet to the top of bluff and down said bluff to the low water mark of Cumberland River; thence with said low water mark, Northerly 200 feet more or less to the corner of Lots Nos. 13, and 14; thence with the line between said two lots, Westwardly to the top of bluff and continuing in the same direction 446.5 feet to the beginning.

Being the same property conveyed to Wayne Arthur Smith as Grantee with the remainder estate, to pass at the death of Grantor, Mattie Pearl Smith,

preserving life estate to Grantor, Mattie Pearl Smith, of record as instrument numbers: 20160307-0021407 and 20160307-0027178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Witnessed my hand this 26 day of April, 2018.

WAYNE ARTHUR SMITH

STATE OF California)
COUNTY OF Contra Costa)

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

Witnessed my hand and official seal at El Cerrito, California, ~~Tennessee,~~ TG this 26th day of April, 2018.

See Acknowledgment TG

NOTARY PUBLIC

My Commission Expires: April 1, 2021

STATE OF _____)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $_____.

_____
AFFIANT

Sworn to and subscribed before me
this _____ day of _____, 2018.

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
30 **Day of** April, **20**18.
ReGina Ratcliff, **Deputy Register**

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: **California**
County Of: Contra Costa

On April 26th, **2018** before me, **Terrence Gilbeaux**, Notary Public, personally appeared, Wayne Arthur Smith who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Terrence Gilbeaux
Signature: **Terrence Gilbeaux**

TERRENCE GILBEAUX
COMM. #2189265
NOTARY PUBLIC • CALIFORNIA
CONTRA COSTA
Commission Expires April 1, 2021

Title of Document: Quitclaim Deed

Total Number of Pages including Attachment: 3 Pages

Notary Commission Expiration Date: April 1st, 2021

Notary Commission Number: 2189265