Bill Garrett Davidson County
Batch# 102351 DEEDQC
06/08/2018 10:24:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180608-0055159

64424852-
4557955

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III, 017760
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Carissa C. Schmidt and Michael E. Smith
112 Rose Street
Nashville, TN 37210

SEND TAX BILLS TO:
Amrock, Inc.
662 Woodward Avenue
Detroit, MI 48226-1906

NEW OWNER'S MAILING ADDRESS:
Carissa C. Schmidt and Michael E. Smith
112 Rose Street
Nashville, TN 37210

MAP–PARCEL NUMBER(S): 119 01 0 268.00

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 23 day of May 2018, by and between **Carissa C. Schmidt, an unmarried woman,** hereafter "Grantor", and **Carissa C. Schmidt, an unmarried woman and Michael E. Smith, an unmarried man, as Joint Tenants with Rights of Survivorship and Not as Tenants in Common**, hereafter "Grantee".

WITNESSETH: that, for and in consideration of **Ten** Dollars (**$10.00**), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in **Davidson** County, State of **Tennessee**:

BEING LOT NO. 42 ON THE MAP OF THE SUBDIVISION OF LOT NUMBERS 7, 8, 9, 10, ETC, CUMBERLAND NURSERIES AS OF RECORD IN BOOK 332, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 42 FRONTS 50.0 FEET ON THE NORTHERLY SIDE OF ROSE STREET AND RUNS BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

Property Address: 112 Rose Street, Nashville, TN 37210

Being the same property conveyed to **Carissa C. Schmidt, an unmarried woman**, by deed dated **October 11, 2005**, of record in Instrument/Case No. **20051014-0124010**, in the Office of the Clerk of **Davidson** County, **Tennessee**.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

This transfer is exempt from excise tax pursuant to T.C.A. 67-4-409(a)(3)(A)(i): "Creation or dissolution of a tenancy by the entirety by conveyance from one spouse to the other."

No Title Examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS the signature of the Grantor the day and year first above written.

GRANTOR:

Carissa C. Schmidt

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

On this 23 day of MAY, 2018, before me personallyappeared **Carissa C. Schmidt** to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

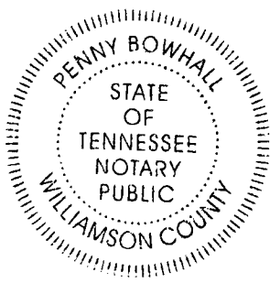
Signature of Notary Public

PENNY BOWHALL

Printed Name of Notary Public

My Commission Expires: My Commission Expires October 17, 2021

(NOTARY SEAL OR STAMP)



☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: TN D.L.

AFFIDAVIT OF VALUE

STATE OF Tennessee §
§
COUNTY OF Davidson §

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carissa C. Schmidt
AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this 5-23-2018
Carissa C. Schmidt

Signature of Notary Public

Penny Bowhall
Printed Name of Notary Public

My Commission Expires: My Commission Expires October 17, 2021

PENNY BOWHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☒ Produced Identification [Type of Identification Produced]: TN. D.L.

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne