Karen Y Johnson Davidson County
Batch# 140328 DEEDQC
09/12/2018 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180912-0090672

Prepared and Return to:
Amy Cross Nance
Attorney At Law
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2018.

Notary Public
My Commission Expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Justin Wayne Smith **750 First Avenue North** **Nashville, TN 37201**	**Same**	**082-140-A-119.0**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Ralph Wayne Smith and Jenelle M. Smith have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Justin Wayne Smith his heirs and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit Number 750 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of recorded under Instrument Number 20051221—0153160, as amended in Instrument Number 20051228-0155671, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument Number 20051228-0155671, as amended in Instrument Number 20051228-0155671, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Justin Wayne Smith by Special Warranty Deed from Fannie Mae A/K/A Federal Nation Mortgage Association filed April 19, 2013, as Instrument No. 20130419-0039059, in the Register's Office for Davidson County, Tennessee. Justin Wayne Smith conveyed interest to Justin Wayne Smith, Ralph Wayne Smith and Jenell M. Smith as joint tenants with right of survivorship of record in Instrument No. 20140911-0083198 Register's Office for Davidson County, Tennessee

This is improved property known as 750 1st Avenue North, Nashville, TN 37201

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11 day of September, 2018.

Ralph Wayne Smith

Jenell M. Smith

STATE OF MA
COUNTY OF Norfolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Wayne Smith And Jenell M. Smith the bargainor(s), 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 at 50 Patriot Parkway, Weymouth, this 11 day of September 2018.

Notary Public

My Commission expires 2-10-2023

Notary Public
Rebecca T. Keohane
My commission expires: February 10, 2023

I Emily Hobby do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 17th day of July, 2018.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY