QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/20/21
(AFFIX SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
COURTNEY SHADDOX & JULIE JIN SMIERTKA	**NEW OWNER**	
(NAME)	(NAME)	
1414 FORREST AVE.		71-8-211.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **HEATHER DONNELL** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **COURTNEY SHADDOX, UNMARRIED AND JULIE JIN SMIERTKA, UNMARRIED, AS TENANTS IN COMMON** HEREINAFTER CALLED THE GRANTEE (S), THEIR SUCCESSORS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Joywood Heights, Section One, of record in Plat Book 1130, Page 91, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Clark and Erroll Armstrong by Warranty Deed from Solution Home Buyers, Inc., recorded April 7, 2003 in Instrument No. 20030407-0045324, Register's Office for Davidson County, Tennessee. By Order of Judgment for Relief Sought recorded August 28, 2006 in Instrument No. 20060828-0105946, property was divested out of Erroll Armstrong and vested in Teresa Clark. The said Teresa Clark having since died intestate on October 19, 2017. Affidavit of Heirship recorded in Instrument No. 20181008-0099638 **&** 20181008-0099639**, names Heather Donnell as her only heir.**

****SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR.**

-Subject to Indebtedness in the original principal amount of $80,750.00 payable to Countrywide Home Loans, Inc., as executed by Teresa Clark, an unmarried woman and Erroll Armstrong, an unmarried man, on 03/31/2003 and filed for record on 04/07/2003, in Instrument No. 20030407-0045325, Register's Office for Davidson County, Tennessee. Assignments recorded in Instrument Nos. 20120618-0052910 and 20130610-0058467, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee recorded 09/04/2018 in Instrument No. 20180904-0086885, Register's Office for Davidson County, Tennessee.

-Subject to Indebtedness in the original principal amount of $40,000.00 payable to Tennessee Housing Development Agency, as executed by Teresa Clark, on 12/30/2013 and filed for record on 01/22/2014, in Instrument No. 20140122--0006127, Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 149867 **DEEDQC**
10/08/2018 01:37:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181008-0099640

This is
( ) unimproved
(X) improved

property known as **537 Wesley Avenue, Nashville, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 4 day of October, 2018.

Heather Donnell

Heather Donnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 4th of October, 2018.

Notary Public

My Commission Expires: 6/20/21
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021