**THIS INSTRUMENT PREPARED BY:**

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 184035 DEEDQC
01/15/2019 03:26:26 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20190115-0004267

# QUITCLAIM DEED

*This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Michael S. Smith<br>Jordan M. Smith<br>908 A Spain Avenue<br>Nashville, TN 37216 | Guaranteed Rate, Inc.<br>3940 N. Ravenswood<br>Chicago, IL 60613 | 072-09-0N-002.00-CO |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael S. Smith, married**,** by these presents does hereby quitclaim and convey unto **Michael S. Smith, married and Jordan M. Smith, unmarried, tenants in common,** their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Unit A, The Element at 908 Spain Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for The Element at 908 Spain Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140514-0041492, as amended in Instrument No. 20140922-0086901 and in Instrument No. 20150326-0025888, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Kenneth Paul Clark, single man by Warranty deed from Woodland Street Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20150410-0031511 Register's Office for Davidson County, Tennessee, dated April 02, 2015 and recorded on April 10, 2015.**

**Being the same property conveyed to Michael S. Smith, a married man by Warranty deed from Kenneth Paul Clark, a married man company of record in Instrument No. 20180723-0071732 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 23, 2018.**

**Being also known as 908 A Spain Avenue Nashville, Tennessee 37216.**

****Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
11 day of January, 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 11 day of January, 2019.

**Michael S. Smith**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Michael S. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11 day of January, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021