NEW OWNER:
Steven Smith
613 Denver Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map/Parcel:
075-8-0-017.00

THIS INSTRUMENT PREPARED BY:
Legends Title Services, LLC
2494 North Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

File No. 18-0208

Prepared from information supplied by the parties; No title work performed or tax advice given.

Space for Recorder's ...

Karen Johnson Davidson County
Batch# 184295 DEEDQC
01/16/2019 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190116-0004336

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, we, **Susan Tuck, David Smith and Steven Smith, joint tenants with rights of survivorship**, have this day bargained and sold and by these presents do hereby transfer and convey unto **Steven Smith,** for and during his lifetime, and at his death, the remainder interest to **Susan Tuck and David Smith, as joint tenants with rights of survivorship**, their heirs and assigns, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 237 on the Plan of Section Four, Tulip Grove of record in Plat Book 4175, Page 12, 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 Susan Tuck, David Smith and Steven Smith, joint tenants with rights of survivorship, by Warranty Deed from Andrew B. McMahan and Susannah B. McMahan, husband and wife, dated December 15, 2017 and of record in Instrument No. 20171221-0130165, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 613 Denver Drive, Hermitage, TN 37076.

THE UNDERSIGNED COVENANTS with said Grantees that she is lawfully seized and possessed of said property; that she has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that she will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way.

POSSESSION to be given with delivery of deed.

WITNESS MY SIGNATURE hereto this 21st day of ~~November~~ December, 2018.

Susan Tuck

David Smith

Steven Smith

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **Susan Tuck and Steven Smith**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of ~~November~~ December, 2018.

Notary Public

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 10/04/2021

STATE OF ALABAMA)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, **David Smith**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of ~~November~~ December, 2018.

Notary Public

My commission expires: My Commission Expires 12/06/2021

NOTARY PUBLIC ALABAMA STATE AT LARGE

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The actual consideration or value, whichever is greater, for this transfer is $0.00.

Tonya Bohannon
Affiant

Sworn to and subscribed to before me, this the 27th day of ~~November~~ December, 2018.

Carolyn M Christoffersen
Notary Public

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 10/06/2021