Karen Johnson Davidson County
Batch# 195595 DEEDQC
02/14/2019 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190214-0014070

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

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 14th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0063

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Judith McPherson	Owner	Map: 09206018400
(NAME)	(NAME)	
294 Bonnasprings Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
ARVENSON SMITH, MARRIED,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JUDITH MCPHERSON, UNMARRIED,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the middle part of Lot No. 1 on the Map of Adam Young's Plan of Lots, of record in Book 57, Page 81, Register's Office for said County, and described according to a copy of a survey thereof made in May 1946, by John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the westerly margin of 28th Avenue North 72 feet north of the north margin of Batavia, formerly Zollicoffer Street; thence with the margin of 28th Avenue North, northerly 72 feet to a point which is 35 feet south of the southerly margin of an alley; thence westerly, parallel to Batavia Steet, 73 feet; thence southerly, parallel to 28th Avenue North, 70 feet; thence easterly 73 feet to the beginning.

Being the same property conveyed to Thomas H. Smith and wife, Johnnie B. Smith, by deed from W. H. Williamson and wife, Ruth Wiggins Williamson, of record in Book 1369, Page 261, dated June 13, 1946, Register's Office for said County. The said Thomas H. Smith died November 9, 1996 and title vested in Johnnie B. Smith, as surviving tanant by the entirety. The said Johnnie B. Smith died intestate on June 12, 2009 leaving as Sole Heirs the Grantors herein. See also Affidavit of Heirship of record in Instrument No. 201902140014069, said Register's Office.

This is improved property, known as 905 28th Ave. N., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11 day of February, 2019.

Arvenson Smith

Arvenson Smith

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

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

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

My Commission Expires:

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside)

On 2/11/2019 before me, Autiana Bryce Shropshire, Notary Public
(insert name and title of the officer)

personally appeared Arvenson Smith
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

AUTIANA BRYCE SHROPSHIRE
COMM. # 2129357
NOTARY PUBLIC-CALIFORNIA
RIVERSIDE COUNTY
MY COMM. EXP. OCT. 8, 2019

Signature (Seal)

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.