Karen Johnson Davidson County
Batch# 198882 DEEDQC
02/25/2019 03:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190225-0017054

19-CO-025

PREPARED BY AND RETURN TO:
M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cynthia M. Smith 219 Lauderdale Road Nashville, TN 37205	New Owner
TAX MAP - PARCEL NUMBERS: 103 12 0 074.00	

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, We, **Janie M. Smith and husband, James H. Smith,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **Cynthia Smith, ~~a married~~ *unmarried,** her heirs and assigns, all of our right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

*Married

Land in Davidson County, Tennessee, being the Northerly 30 feet of Lot No. 10 and the Southerly 45 feet of Lot No. 11 of Block "I" on the Plan of Cherokee Park, Second Section, of record in Book 547, pages 175 and 176, Register's Office for Davidson County, Tennessee, described as follows:

Said property fronts 75 feet on the Southwesterly side of Lauderdale Road and runs back 122 feet, more or less, on the Northwesterly lot line and 122 1/2 feet, more or less, on the Southeasterly lot line to a line in the rear which measures 75 feet thereon.

Being the same property conveyed to Cynthia Smith and Janie M. Smith and James H. Smith, as joint tenants with right of survivorship, by Warranty Deed, from William L. Rosenberg and wife, Martha M. Rosenberg, dated September 5, 2014, recorded September 9, 2014, of record in Instrument No. 20140909-0082475, Register's Office for Davidson County, Tennessee.

This property commonly known as: 219 Lauderdale Road, Nashville, TN 37205

WITNESS MY HAND on this the 15th day of February, 2019.

Janie M. Smith

James H. Smith

STATE OF TENNESSEE COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Janie M. Smith and James H. Smith, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15th day of February, 2019.

My commission expires:

Notary Public (Seal)

GAIL HUDSON
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires

STATE OF TENNESSEE COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15th day of February, 2019.

Leslie McCallum
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 15th day of February, 2019.

My commission expires:

Gail Hudson
Notary Public (Seal)

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

True Copy Certification

I, **Susan Jackson**, 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.

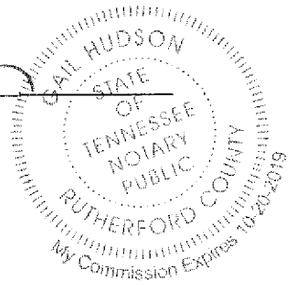
Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Gail Hudson**, a notary public for this county and state, **Susan Jackson** 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: _____

Notary' Seal (if on paper)