Karen Johnson Davidson County
Batch# 210253 DEEDQC
03/26/2019 03:41:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190326-0027347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This instrument prepared by:

Gary W. Temple
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 25th day of MARCH, 2019.

NOTARY PUBLIC
My Commission expires:

Based upon information provided by client

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Smith 1112 Ardee Avenue Nashville, Tennessee 37216	Same	061 15 0 104.00

KNOWN ALL MEN BY THESE PRESENT that Lauren Smith for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Richard Smith, my the right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 5 of Block "5" on the map of the Re-subdivision of Sunnymeade, as of record in book 974, page 56, Register's Office of Davidson County, Tennessee.

Said Lot No. 5 fronts 60 feet on the Southerly side of Ardee Avenue and runs back 140 feet on the easterly line and 142.2 feet on the westerly line to the northerly margin of lot No. 3 and measures 35 feet thereon.

Being the same property conveyed to Eddie L. Cohea and wife, Florence F. Cohea by deed from William M. Kizer and wife, of record in Book 2016, page 465, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lauren R. Smith (now deceased) and wife, Virginia A. Smith, by deed from Eddie L. Cohea and wife, Florence F. Cohea, of record in Book ~~1096~~ 2196, Page 16, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lauren Smith and Richard Smith, by Executor's deed from the Estate of Virginia Austin Smith, as recorded as Instrument No. 20190326-0027346, Register's Office of Davidson County, Tennessee.

Virginia Austin Smith and Virginia A. Smith being one and the same.

This is improved property known as 1112 Ardee Avenue, Nashville, Tennessee 37216.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 25 day of March, 2019.

Lauren Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Lauren Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 26th day of March, 2019.

Notary Public
My Commission Expires: 2/19

AIMEE DENISE BOBBITT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY