Karen Johnson Davidson County
Batch# 211273 DEEDQC
03/28/2019 02:40:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190328-0028193

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Melad Smith III
AFFIANT

Subscribed and sworn to before me
this 28 day of March, 2019.

Jeff Shackelford
NOTARY PUBLIC
My Commission Expires: 9-7-2021

ADDRESS OF NEW OWNER:
Melad Smith, III
4108 Edwards Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
New Owner

Map 61-10
Parcel: 89
61-10
89

JEFF SHACKELFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, and pursuant to Decree of Divorce in Case No. 11D-119, Fourth Circuit Court for Davidson County, Tennessee, **Shonda Raquel Smith,** Grantor, does hereby quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Melad Smith, III,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot Number 2 on the Plan of Resubdivision of part of Maplewood Heights, as of record in Book 2854, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melad Smith, III and Shonda Requel Smith, by Special Warranty Deed, of record in Instrument No. 20070423-0047648, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 4108 Edwards Avenue, Nashville, Tennessee 37216.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 28 day of March, 2019.

Shonda Raquel Smith

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Shonda Raquel Smith, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 28 day of March, 2019.

Notary Public

My Commission Expires: 9-7-2021

JEFF SHOULDERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021