Karen Johnson Davidson County
Batch# 214563 DEEDQC
04/05/2019 10:54:20 AM 3 pgs
Fees: $18.00 Taxes: $157.25
20190405-0031166

THIS INSTRUMENT PREPARED BY:
Joseph L. Lackey, Jr.
LACKEY & LACKEY, PLLC
40 Burton Hills Blvd., Suite 200
Nashville, TN 37215

QUITCLAIM DEED

NAME & ADDRESS OF NEW OWNER:

TaQuwan A. Smith
6900 Lenox Village Dr., #318
Nashville, TN 37211

Map Parcel No.: 09206048200

Send tax bills to same.

FOR AND IN CONSIDERATION OF the sum of one dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, James Bruce Smith* ("Grantor"), does hereby release, convey, and quitclaim all of his right, title, and interest in the Property described herein to TaQuwan Adarion Smith ("Grantee"):

See PROPERTY DESCRIPTION Attached.

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTOR.~~

Witness my hand this 6 day of March, 2019.

James B. Smith
James Bruce Smith
Grantor

JBS *James Bruce Smith is unmarried.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or true value, whichever is greater for this transfer is $42,500.00, Affiant Subscribed and sworn before me this the _____ day of April, 2019.
_____, Deputy Register.

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, Julie Butler, a Notary Public in and for the aforesaid State and County, personally appeared James Bruce Smith with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Grantor herein, and that he, as such Grantor, being authorized to do so, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Hendersonville, Tennessee, this, the 6th day of March, 2019.

JULIE D BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-22-2021

Julie Butler
Notary Public
My Commission Expires: 11-22-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is

$ 42,500.00.

Affiant

Subscribed and sworn before me this 5th day of April, 2019.

NOTARY PUBLIC

My Commission Expires: _____

JEFFREY M. GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

EXHIBIT "A"

Land situated in the 13th Civil District of Davidson County, Tennessee, being Lot No. 6 in Faulconer and Ashcraft's Subdivision of Lots Nos. 8 and 19, on the Boyd McNairy Plan near Nashville, Tennessee, described as follows:

Said Lot No. 6 fronts 40 feet on the West side of 25th Avenue, North, formerly Poster Street and runs back between parallel lines 110 feet to an alley.

Being the same property vested in Mary Ruth Smith by final decree divesting from Carol Blair, Ann Delores Ferguson and Annie Dean of record in Book 4869, page 930, Register's Office for Davidson County, Tennessee, dated November 21, 1974 and recorded on November 21, 1974. The said Mary Ruth Smith died on or around February 5, 2007, and per Affidavit of Heirship of record in Instrument Number 20070710-0081981, as corrected in Instrument Number 20071024-0125618, and further corrected in Instrument Number 20151029-0110224, title vested in her heirs, James Smith, Daniel Smith, Darrell Snead, Charles Smith, Jr., Latanya Smith, Keo Smith, Katonia Smith and Temerious Smith.

Being the same property conveyed to James Smith by quitclaim deed from Katonia Smith of record in Instrument No. 20160728-0078052 Register's Office for Davidson County, Tennessee, dated February 1, 2016 and recorded on July 28, 2016.

Being the same property conveyed to James Smith by quitclaim deed from Darrell Snead of record in Instrument No. 20160727-0077308 Register's Office for Davidson County, Tennessee, dated January 27, 2016 and recorded on July 27, 2016.

Being the same property conveyed to TaQuwan Adarion Smith, a single person by quitclaim deed from Latanya Elaine Smith, a single person, Keo Smith, a single person, Temerious Smith, a single person, and Daniel Ray Smith, a single person of record in Instrument No. 20180907-0088888 Register's Office for Davidson County, Tennessee, dated August 7, 2018 and recorded on September 7, 2018.

Being the same property conveyed to TaQuwan Adarion Smith, a single person by quitclaim deed from Charles William Smith, Jr., a single person of record in Instrument No. 20180907-0088887 Register's Office for Davidson County, Tennessee, dated August 7, 2018 and recorded on September 7, 2018.

Being also known as 813 25th Avenue N Nashville, Tennessee 37208.