Karen Johnson Davidson County
Batch# 215372 DEEDQC
04/09/2019 09:24:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190409-0032124

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Joshua Thomas Farrell
3721 Shane Point Place
Nashville, TN 37211

Send Tax Bill to:
Owner

Map-Parcel Numbers:
172-16-0A 022.00

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 4 day of April, 2019.

Notary Public

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires:
12/16/2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOSHUA BRYAN SMITH,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **JOSHUA THOMAS FARRELL,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 3721 Shane Point Place, Nashville, TN 37211.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of April, 2019.

By: Joshua Bryan Smith

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal this 3rd day of April, 2019.

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 9-6-22

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Revision to Shane Point of record as Instrument No. 20101021-0084160 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Joshua Bryan Smith and Joshua Thomas Farrell, both unmarried person, as tenants in common with right of survivorship, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 05/15/2012, of record in Instrument No. 20120516-0042425, said Register's Office.