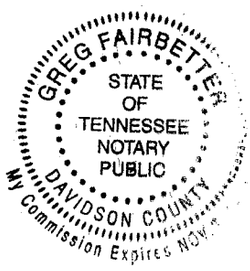
QUITCLAIM DEED



STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

Geraldine Nesmith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12 DAY OF April, 2019.

NOTARY PUBLIC

My Commission expires: 11/8/21

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1404 17th Avenue South, Nashville TN 37212

NAME			ADDRESS		
NAME & ADDRESS OF PROPERTY OWNER:			SEND TAX BILLS TO:		MAP & PARCEL N
Phillip Nesmith			New owner		05816004200
3912 Milford Rd					
(ADDRESS)			(ADDRESS)		
Nashville	TN	37218			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Geraldine Nesmith, single, the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Phillip Nesmith, the Grantee

hereinafter referred to as Grantee, all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 of Block BB on the Revised Map of Fairview Subdivision, as of record in Book 1130, page 54, Register's Office for said County. Said Lot No. 16 fronts 75 feet on the Easterly side of Meadow Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Geraldine Nesmith, Single by Special Warranty Deed from U.S. Bank National Association, as Trustee for CMLTI 2007-WFHE2 by Trustee's Deed filed May 1, 2009, dated August 11th 2009, of record in Instrument No. 20090925-0089332, in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as: **4020 Meadow Road Nashville TN 37218**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 228729 DEEDQC
05/10/2019 03:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190510-0044313

Witness my hand this the 12 day of April 2019.

Geraldine Nesmith

Geraldine Nesmith

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF Tennessee }
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Geraldine Nesmith** the bargainor(s), with whom I am personally acquainted (or proved to me in 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 at office this 12 day of April 2019.

My Commission expires: 11/8/21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Public

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212