Karen Johnson Davidson County
Batch# 234698 DEEDQC
05/24/2019 01:21:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190524-0049460

FROM:
WILLIAM H. SMALLMAN

TO:
ASHLEIGH MARIE SUAREZ

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Ashleigh Marie Suarez 1512 Paris Avenue Nashville, TN 37212	SAME	105-11-0-306.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No.18D-1109.**

Ashley Marie Suarez

ASHLEIGH MARIE SUAREZ

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15, DAY OF May, 2019.

Jessica Stanford

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-19-2021.
(AFFIX SEAL)

JESSICA STANFORD
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY
MY COMMISSION EXPIRES 1-19-2021

This Instrument Prepared By:

ETHAN R. PAGE, ATTORNEY
Rogers, Kamm & Shea
The Wind in the Willows Mansion
2205 State Street
Nashville, TN 37203
(615) 320-0600

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Deed of record in the Register's Office for Davidson County, Tennessee. No title examination has been made and the law firm of Rogers, Kamm & Shea shall have no liability for the status of the title to the property or the accuracy of such information.

I, **WILLIAM H. SMALLMAN**, do hereby quitclaim to **ASHLEIGH MARIE SUAREZ**, all my ownership interest, in said real property in Nashville, Davidson County, Tennessee as described below:

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of the Resubdivision of the D. J. and W. T. White Property, as of record in Book 4460, Page 161, Register's Office for said County, Tennessee, to which said plan reference is heremade for a more complete legal description of said lot.

Being the same property conveyed by Warranty Deed from James M. Fisher, Jr., Trustee to Luther Reed, Jr. and wife Margaret M. Reed, as recorded on 9th day of April 1975 in Deed Book 4902, Page 912 and Quitclaim deed from Daniel D. Finch, Trustee to Luther Reed Jr., as recorded on the 14th day of June 1979 in Deed Book 5450, Page 45 (See Affidavit of Heirship recorded at Instrument No. 20160104-0000275), in the Register's Office of Davidson County, Tennessee.

Less and Except

Permanent Drainage Easement

Beginning at a point in the Easterly right-of-way line of Martin Street, 24.79 feet to the right of station 16+31.97 Project No. 03-M-46 on file at the Public Works Department of Davidson County, Tennessee, said point being the Point of Beginning.

Thence with the Easterly right-of-way line of Martin Street North 05 degrees 46 minutes 40 seconds East, 10.00 feet to a point;

Thence South 84 degrees 13 minutes 22 seconds East, 8.00 feet to a point;
Thence South 05 degrees 46 minutes 40 seconds West, 10.00 feet to a point;
Thence North 84 degrees 13 minutes 22 seconds West, 8.00 feet to the Point of Beginning.
Said portion of property contains 80 square feet or 0.002 acres more or less.

Being the same property conveyed by Warrant Deed from Margaret M. Reed to Metropolitan Government of Nashville & Davidson County, as recorded on the 21st day of September, 2004 in Instrument No. 20040921-0113262, in the Register's Office of Davidson County, Tennessee

Being the same property conveyed to William Smallman, by deed from Estate of Luther Reed, recorded on February 8, 2016, of record in Instrument No. 20160208-011942, Register's Office for Davidson County, Tennessee.

This is improved real property, known as: **1712 Martin Street, Nashville, TN 37203**

IN WITNESS WHEREOF I have hereunto set my hand on this the 21st day of May, 2019.

WILLIAM H. SMALLMAN

STATE OF TN }
COUNTY OF Davidson }

Personally appeared before me, Adam LaFever, a Notary Public in and for said County and State, the within named, **WILLIAM H. SMALLMAN**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, TN, Davidson County, on this the 21 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 5/5/20.
DATE

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020