Karen Johnson Davidson County
Batch# 234698 DEEDQC
05/24/2019 01:21:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190524-0049461

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	107-04-0-409.00

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.**

Ashleigh 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:

Being the west 55 feet of Lot No. 53 on the Plan of Victoria Place, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 55 feet on the north side of Paris Avenue and runs back between parallel lines, 130.5 feet to an alley.

Being the same property conveyed to Robert Joseph Dentici and wife, Marcella Joan Dentici from William F. Waters and wife, Cora E. Waters, by Warranty Deed on February 6, 1979, of record in Book 5393, Page 619, Register's Office for Davidson County, Tennessee. Marcella Joan Dentici having died leaving property to Robert Joseph Dentici by right of survivorship. Robert Joseph Dentici, died intestate on July 16, 2013. The Estate was admitted to Probate on August 8, 2013 at Cause No. 13P1329, Probate Court, Davidson County, Tennessee. Marie C. Gregory qualified as was appointed Administratrix of the Estate of Robert J. Dentici, Sr.

Being the same property conveyed to William H. Smallman, by deed from Robert J. Dentici, Jr., Claire Hennings and Marie C. Gregory, individually and as Administratrix of the Estate of Robert J. Dentici, Sr., recorded on October 2, 2013, of record in Instrument No. 2013002-0103594, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- **Subject to all matters as shown on the Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.**
- **Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.**

This is improved real property, known as: **1512 Paris Avenue, Nashville, TN 37212**

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