Karen Johnson Davidson County
Batch# 234698 DEEDQC
05/24/2019 01:21:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190524-0049463

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	105-11-0-162.00

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:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 9 Block "A", Plan of A Subdivision of part of the Sophia M. Neal Property on Wedgewood Avenue, Nashville, Tennessee, according to plat and survey of same appearing of record in Plat Book 1130, page 4, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Sandra Kelley, by Quitclaim Deed from Robert Kelley, dated 07/15/2005, appearing of record in Instrument Number 20050721-0084913. Of the Register's Office of Davidson County, Tennessee. The said Sandra Kelley having died on August 29, 2013 intestate. Robert Kelly, Sid Anjuan Odom and LaMonica Quantique Odom-Davidson being the sole heirs as per Affidavit of Heirship of record in Instrument Number 20140304-0018042 in the Register's Office for Davidson County, Tennessee. Robert Kelley having Quitclaimed his interest to Sid Antjuan Odom and LaMonica Quantique Odom-Davidson by Quitclaim Deed of record in Instrument Number 20140304-0018043 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Smallman, married, by deed from Sid Antjuan Odom and LaMonica Quantique Odom-Davidson, sole heirs of Sandra Davidson, recorded on March 4, 2014, of record in Instrument No. 20140304-0018044, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:
Subject to all matters shown on the Plan of record in Plat Book 1130, page 4 and Sewer Easement of record in Deed Book 4281, page 313 both in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved real property, known as: **1801 Neal Terrace, 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