Karen Johnson Davidson County
Batch# 234698 DEEDQC
05/24/2019 01:21:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190524-0049464

FROM:
WILLIAM 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	117-04-0-188.00

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

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. 27 on the plan of Victoria Place of record in Plan Book 332, Page 10, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suzanne E. Browning and husband Robert K. Browning, by Warranty deed from Reginald D. Fisher, unmarried, of record in Book 8803, Page 665, Register's Office for Davidson County, Tennessee, dated November 30, 1992.

Being the same property conveyed to William Harmon Smallman, by deed from Suzanne E. Browning and husband, Robert K. Browning recorded on June 19, 2017 in Instrument Number 20170619-0060942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved real property, known as: **1503 Dallas 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

