QUITCLAIM DEED

This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 235083 DEEDQC
05/28/2019 10:47:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190528-0049989

NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NUMBERS:
Margaret Clarke Culler and James Samuel Smith III 515 S. 13th St. Nashville, TN 37206	OWNER	092-13.0 321.00 11W 80105

This QUITCLAIM DEED, made and entered into this the 23rd day of May, 2019, and between **Margaret Clarke Culler** (hereinafter referred to as Grantor) and **Margaret Clarke Culler, wife, and James Samuel Smith III, husband** (hereinafter referred to as Grantees).

WITNESSETH: That, for good and valuable considerations and no monetary consideration, the receipt of all of which is hereby acknowledged, that the Grantor does hereby quitclaim, give, bargain, convey, transfer and confirm unto the Grantees, their successors and assigns, for the sole purpose of creating a tenancy by the entireties, all interest which the Grantor may have in the following described property, and any appurtenances thereto, situated in the city of Nashville, County of Davidson, State of Tennessee, to-wit ("Real Property"):

LEGAL DESCRIPTION

Land in the 5th, formerly the 11th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 95 on the Shields' New West Nashville Plan of Lots, as of record in Book 57, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This is improved property known as: **239 37th Avenue North, Nashville, Tennessee, 37209**

Being the same property conveyed to Margaret Clarke Culler by Warranty Deed dated the 28th day of May, 2004, recorded as Instrument No. 20040608-0067380, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

At the request of the Grantor and Grantees, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of May, 2019.

Margaret Clarke Culler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Margaret Clarke Culler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 23 day of May, 2019.

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
~~MARCH 8, 2021~~

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 23rd day of May, 2019.

Affiant

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
MARCH 8, 2021

Notary Public