Karen Johnson Davidson County
Batch# 236204 DEEDQC
05/30/2019 09:22:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190530-0051075

19-2197

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Brenda L. Smith 4113 Westlawn Drive Nashville, TN 37209	Same As New Owner	033 12 48.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Brenda L. Smith a single person and James C. Emerson a single person**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Brenda L. Smith a single person**, hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

Land in Davidson County, Tennessee, being Lot No. 154 on the plan of GATEWOOD, SECTION 1, as shown by plat of record in Plat Book 3300, Page 48-51, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 154 fronts 75 feet on the easterly side of Marita Avenue (house No. 124) and runs back 228.8 feet on the northerly line and 196.5 feet on the southerly line to a dead line in the rear on which it measures 80.9 feet thereon.

Being the same property conveyed to Brenda L. Smith and James C. Emerson, both unmarried as Joint Tenants with Right of Survivorship by Warranty Deed from Jonathan Wolski and wife Joy Wolski, recorded in Instrument Number 20140325-0024471, Register's Office for Davidson County, Tennessee

This is improved property located at **124 Marita Avenue, Goodlettsville, TN 37072.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand(s) this 3/4 day of May/April 2019.

5-3-19 Brenda L. Smith
Brenda L. Smith

4-20-19 James C. Emerson
James C. Emerson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Brenda L. Smith**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she is the one who executed the foregoing instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal on this 3rd day of May, 2019.

NOTARY

My Commission Expires: 10/20/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned Notary, personally appeared **James C. Emerson**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she is the one who executed the foregoing instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal on this 22 day of April, 2019.

NOTARY

KATE T NGUYEN
Commission # 126349334
My Commission Expires
December 10, 2019

My Commission Expires: 12/10/2019

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 8 day of May, 2019.

NOTARY PUBLIC

My Commission Expires:

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
9-6-20