QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

DIANE M. LEBLANC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY March 3, 2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel N. Travis	**Same**	
(NAME)	(NAME)	**081-16-0-165.00**
1403 Arthur Ave		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208-2517		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

WILLIAM CHAD SMITH, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

DANIEL N. TRAVIS ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 112 ON THE PLAN OF MCGAVOCK, WETMORE AND OTHERS FIRST ADDITION TO NASHVILLE CALLED "TOWN OF MCGAVOCK", OF RECORD IN PLAT BOOK 21, PAGE 23, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 112 FRONTS 50 FEET ON THE WESTERLY SIDE OF ARTHUR AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO DANIEL N. TRAVIS AND WILLIAM CHAD SMITH BY WARRANTY DEED FROM CHARLES A. TRAUGHBER OF RECORD IN INSTRUMENT NO. 20160727-0077044, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson Davidson County
Batch# 244615 **DEEDQC**
06/18/2019 08:13:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190618-0058306

This is **improved** property known as: **1403 Arthur Avenue, Nashville, TN 37208-3517**

Witness our hands this the 30th day of MAY, 2019.

William Chad Smith

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Chad Smith**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of May, 2019.

Notary Public
My Commission Expires:

DIANE M. LEBLANC
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020