Karen Johnson Davidson County
Batch# 268356 DEEDQC
08/07/2019 01:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190807-0078575

This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd
Irving, Texas 75063
(866)264-7799

File No.: **1026296LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 13th of July 2019, by and between JEFFERY SMITH AKA JEFFREY R. SMITH, MARRIED, WHO ACQUIRED TITLE AS UNMARRIED , party of the first part, and JEFFERY SMITH AND BERNADETTE RUBY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by WARRANTY DEED Deed of record in: Book 9112, Page No. 722 or Instrument No.: N/A in said Registor's office.

X The property is improved with an address of: **204 THEODORE RD, NASHVILLE, Tennessee 37214**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

JEFFERY SMITH AKA JEFFREY R. SMITH AKA JEFFREY R. SMITH

SMITH
55176918 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Tuwana J. Bryant (name of notary public), Jeffery 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 such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 13th day of July 2019.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-02-2022

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF **Tennessee**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this the 13th Day of July 2019.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-02-2022

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
084-14-0-085

NAME AND ADDRESS OF A PROPERTY OWNER:
JEFFERY SMITH AND BERNADETTE RUBY
204 THEODORE RD
NASHVILLE, TN 37214

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
JEFFERY SMITH AND BERNADETTE RUBY
204 THEODORE RD
NASHVILLE, TN 37214

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF WALNUT GROVE OF RECORD IN PLAT BOOK 2133, PAGE 87, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JEFFREY R. SMITH, UNMARRIED FROM WILLIAM D HUNTER, MARRIED, BY DEED DATED 9/30/1993 AND RECORDED 10/12/1993 IN BOOK 9112 PAGE 722 OF OFFICIAL RECORDS.

True Copy Certification

I, Melony Witthaus, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature _____

State of Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Melony Witthaus, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 05-10-2020

Notary Seal

ALLYN MORGAN
Notary Public, State of Texas
Comm. Expires 05-10-2020
Notary ID 13065766-2