LLG - 0690

Karen Johnson Davidson County
Batch# 277693 DEEDQC
08/29/2019 01:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190829-0087347

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Kimberly A. Smith Robert A. Smith 1219 Lischey Ave. Nashville, TN 37207	Same	07115047800

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Felicia V. Johnson, unmarried,** by these presents does hereby quitclaim and convey unto **Kimberly A. Smith and Robert A. Smith,** their heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Tract 1

Land in Davidson County, Tennessee, being Lots Nos. 25 and 26 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for said County.

Said Lots Nos. 25 and 26 front 30 feet each on the easterly side of North Fourth Street and run back between parallel lines 165 feet to an alley.

Tract 2

Being Lot number 2 on the resubdivision of the Plan of Oakwood Park of Lots Numbers 22, 23 and 24 of record in the Register's Office in Davidson County, Tennessee, in Book 421, page 12, said resubdivision is recorded in Book 5060, page 154, and shows Lot Number 2 fronting 42 feet on Lischey Avenue and extending back easterly between parallel lines 167.04 feet on the northerly line and 167.19 feet on southerly line to an alley in the rear of said lot.

Tract 1 and Track 2 being the same property conveyed to Henry Roberts, and wife Faye Roberts, by Warranty Deed from Bernice M. Sona (a/k/a Bernice McCormick Nevin) a widow, dated November 10, 1995 and recorded on November 10, 1995 in Book 9857, page 482, Register's Office for Davidson County.

Being the same property vested in Faye Roberts via right of survivorship upon the death of Henry Roberts on August 15, 2009 and inherited from Faye Roberts by intestate succession to Felicia V. Johnson and Steve H. Roberts upon the death of Faye Roberts on February 19, 2015 as evidenced by the Affidavit of Heirship dated October 17, 2016 and recorded on October 17, 2016 as instrument number 20161017-0109617 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Felicia V. Johnson, unmarried, by Quitclaim deed from Felicia V. Johnson and Steve H. Roberts, of record in Instrument No. 20161017-0109618, Register's Office for Davidson County, TN, dated October 17, 2016 and recorded on October 17, 2016.

Being also known as 1219 Lischey Ave., Nashville, TN 37207.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
29 day of August 2019.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29 day of August 2019.

Felicia V. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Felicia V. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

.

Witness my hand and seal **this the** 29 **day of** August 2019.

Notary Public

My Commission Expires:

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

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