Karen Johnson Davidson County
Batch# 333976 DEEDQC
12/23/2019 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191223-0132435

QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

ADAM G LAFEVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2020

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE AND ESCROW, LLC
513 3RD AVENUE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
WILLIAM H. SMALLMAN	NEW OWNER	071-15-0-226.00
(NAME)	(NAME)	
[redacted] P.O. BOX 158444		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WILLIAM H. SMALLMAN**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **WILLIAM H. SMALLMAN**, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 80, as shown on the map entitled Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, wo which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 80 fronts 25 feet on the easterly side of Stainback Avenue, and runs back between parallel lines 175 feet to any alley.

Being a portion of the same property conveyed to William H. Smallman, by Warranty Deed from The Estate of James D. Stevens by and through Andrew B. Gibson, Jr. and Anna Fredrick Ringemann, in their capacity as Co-Executors, of record as Instrument No. 20140916-0084782, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Lot No. 81, as shown on the map entitled Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, wo which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 81 fronts 25 feet on the easterly side of Stainback Avenue, and runs back between parallel lines 175 feet to any alley.

Being a portion of the same property conveyed to William H. Smallman, by Warranty Deed from The Estate of James D. Stevens by and through Andrew B. Gibson, Jr. and Anna Fredrick Ringemann, in their capacity as Co-Executors, of record as Instrument No. 20140916-0084782, Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE PRESENT TAX PARCEL INTO TWO SEPARATE TAX PARCELS

unimproved ☐
This is improved ☒ property, known as 1335 Stainback Avenue, Nashville, TN 37207
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my hand this 20th day of December, 2019.

William H. Smallman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William H. Smallman,** 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 at Nashville, Tennessee, this 20th day of December, 2019.

Commission expires: 5/5/20

Notary Public

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

