~~Return to:~~ MAIL TO:
TRANSTAR NATIONAL TITLE
2301 W. PLANO PARKWAY, STE. 105
PLANO TX 75075
FILE NO. 447594

Karen Johnson Davidson County
Batch# 338986 DEEDQC
01/06/2020 02:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200106-0001604

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 1181 CALIFORNIA AVE., STE. 185 CORONA, CA 92881
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARGARET A. SMITHA AND SUZANNE S. MCPHERSON	MARGARET A. SMITHA AND SUZANNE S. MCPHERSON	072 13 0 355.00
1214 LAURENT STREET NASHVILLE, TN 37206	1214 LAURENT STREET NASHVILLE, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **MARGARET A. SMITHA, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **MARGARET A. SMITHA, A SINGLE WOMAN AND SUZANNE S. MCPHERSON, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

All that certain parcel of land situate in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows:

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 27 and the southerly 25 feet of Lot No. 26 on the Plan of Nashville Trust Company's Subdivision of the Tim H. Moore's Subdivision as of record in Plat Book 843, Page 79, Register's Office for Davidson County, Tennessee.

Said parts of Lots 27 and 26 front together 50' on the westerly side of Laurent Street and extend back 200' along the northerly and southerly side lines to a rear line measuring 50' thereon.

Being further conveyed by deed dated 01/29/2016, recorded 03/03/2016, from Suzanne J. Smitha, unmarried, to Margaret A. Smitha, a single woman, recorded as Instrument #: 20160303-0020618.

Property known as, 1214 LAURENT STREET, NASHVILLE, TN 37206

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 8th day of November, 2019.

MARGARET A. SMITHA

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, Tracey Y. Dixon - Notary of the state and county mentioned, personally appeared **MARGARET A. SMITHA**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(Seal) TRACEY Y. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
Printed Name: Tracey Y. Dixon
My Commission Expires: 11-3-2020

VALUATION AFFIDAVIT

I, or we, 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

STATE OF TENNESSEE

COUNTY OF Sumner

Subscribed and sworn before me this the 8th day of November, 20 19.

Notary Public

My commission expires: 1-3-2020

TRACEY Y. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, AMANDA ZBIKOWSKI, 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.

Amanda Zbikowski

State of Texas

County of Collin

Personally appeared before me, Heather Gallant, a notary republic for this county and state, Amanda Zbikowski who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

Notary's Seal (If on paper)

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860