QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 350344 DEEDQC
01/29/2020 03:18:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200129-0010787

W-CS-19-503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon N. Smith and Lindsay E. Smith, husband and wife	new owner	
(NAME) **503 Wesley Avenue,**	(NAME)	**071-08-0-193.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **BRANDON N. SMITH AND LINDSAY E. BAUMGARDNER N/K/A LINDSAY E. SMITH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON N. SMITH AND LINDSAY E. SMITH, HUSBAND AND WIFE** hereinafter called the Grantee(s), 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 Part of Lot No. 64 on the Plan of Map of Section One, Joywood Heights of record in Plat Book 1130, Page 91, 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 part of Lot No. 64 fronts 60 feet on the Northerly side of Wesley Avenue and runs back 189.4 feet on the Easterly Line and 165 feet on the Westerly Line to a dead line measuring 52 feet thereon.

Being the same property conveyed to Brandon N. Smith, an unmarried man and Lindsay E. Baumgardner, as tenants in common with right of survivorship by Warranty Deed from Buying Houses, LLC a Tennessee limited liability company of record in Instrument No. 20181101-0108474 Register's Office for Davidson County, Tennessee, dated October 30, 2018 and recorded on November 01, 2018.

The said Lindsay E. Baumgardner is now known as Lindsay E. Smith.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **503 Wesley Avenue, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 23 day of January, 2020.

Brandon N. Smith

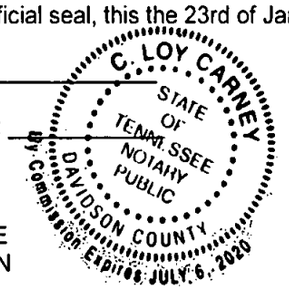
Lindsay E. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON N. 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of January, 2020.

Notary Public
My Commission Expires:
(SEAL)

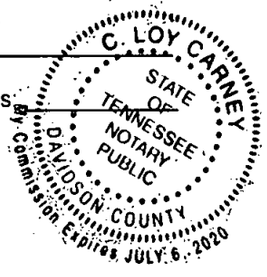


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSAY E. 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of January, 2020.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212