THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Ark Title Group, LLC
4235 Hillsboro Pike
Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 359983 DEEDQC
02/19/2020 10:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200219-0018376

File No.: ARK190970TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel
2508 Prairie Hill Drive Antioch, TN 37013	2508 Prairie Hill Drive Antioch, TN 37013	182150B06300CO

THIS INDENTURE made this 18th day of February, 2020 between, Michael Smith, Jr and wife, June B Smith, First Parties
and
Michael Smith, Jr and wife, June B Smith and Michael Smith, III, Married and, Dea Michelle Smith, Unmarried, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of Three Hundred Sixty-Three Thousand Two Hundred Six And No/100 Dollars ($363,206.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 63, on the plan of Final Plat Clover Glen, Phase 2, as shown on plat of record in Instrument 20190221-0015860, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to _____ by _____ in an instrument dated _____ and recorded _____ in 202002190018375.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 18th day of February, 2020

Michael Smith, Jr

June B Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Smith, Jr and wife, June B Smith, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 18th day of February, 2020.

Notary Public

My Commission Expires: 08/30/2021

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration of this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this 18th day of February, 2020

Notary Public

My Commission Expires: 08/30/2021

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

True Copy Certification

I, **Thomas Vorholt II**, 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.

State of Tennessee

County of Williamson

Personally appeared before me, **Meaghan Spruill**, a notary public for this county and state, **Thomas Vorholt II**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

