Karen Johnson Davidson County
Batch# 382022 DEEDQC
04/06/2020 02:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200406-0036352

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Lorene Q. Fitzgerald** ("Grantor"), unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Joseph K. Smith,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, Page 142, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 55.26 feet on the northerly margin of Ewingwood Drive and extends back on the westerly margin of 133.58 feet and 132.3 feet on the easterly margin to a dead line in the rear which measures 58.55 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

This conveyance is intended to transfer any and all interest in above described property into the name of Joseph K. Smith as sole owner.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20010814-0087706** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 14th day of **January, 2020.**

Lorene Q. Fitzgerald
Lorene Q. Fitzgerald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, Lorene Q. Fitzgerald, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of **January, 2020.**

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Ashlee Page
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

C. Walsh
AFFIANT

SUBSCRIBED AND SWORN before me this the 14th day of **January, 2020.**

Ashlee D. Page
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**3124 Ewingwood Dr.** **Nashville, TN 37207**
TAX PARCEL NO.:	**05013005800**
PROPERTY OWNER: OWNER'S ADDRESS:	**Joseph K. Smith** **3124 Ewingwood Drive** **Nashville, TN37207**
MAIL TAX BILLS TO:	**Owner at Property Addres**

Certificate of Authenticity

I, Venikka Branch 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021