THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 387837 DEEDQC
04/17/2020 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200417-0040761

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Betty and Irene, LLC 1414 Forret Avenue Nashville, TN 37206	Same as Owner	071-08-0-211.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Courtney Shaddox, unmarried, and Julie Jin Smiertka, unmarried**, hereinafter called the Grantors, do hereby Quitclaim and convey unto Betty and Irene, LLC , hereinafter called the Grantee, successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 82**, on the Plan of Joywood Heights, Section One, of record in Plat Book 1130, Page 91, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Courtney Shaddox, unmarried, and Julie Jin Smiertka, unmarried, as tenants in common, by Quitclaim Deed from Heather Donnell of record on October 8, 2018, at Instrument No. 20181008-0099640, Davidson County Register of Deeds.

This is property commonly known as 537 Wesley Avenue, Nashville, TN 37207.

Witness our hands, this 25 **day of** February, **2020:**

2/25/2020

Courtney Shaddox **Julie Jin Smiertka**

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Courtney Shaddox**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of February, **2020**:

Notary Public

My Commission Expires: 03/19/2023

Ciara Dasovic
State of Tennessee
Notary Public
Williamson County
My Commission Expires 03/19/2023

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie Jin Smiertka**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of February, **2020**:

Notary Public

My Commission Expires: 03/19/2023

Ciara Dasovic
State of Tennessee Notary Public
Williamson County
My Commission Expires 03/19/2023

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25th DAY OF February, **2020**:

Notary Public

My Commission Expires: 03/19/2023

Ciara Dasovic
State of Tennessee Notary Public
Williamson County
My Commission Expires 03/19/2023

True Copy Certification

I, Bobby Taylor, 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.

Bobby Taylor

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Pamela P. Waddey, a notary public for this county and state, Bobby Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela P Waddey

Notary's Signature

My Commission Expires: 8-01-22

Notary's Seal (if on paper)

PAMELA P WADDEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY