Karen Johnson Davidson County
Batch# 403326 DEEDQC
05/20/2020 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200520-0052397

NOTE: THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. NO TITLE WORK WAS REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED.

QUITCLAIM DEED

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 15th day of May, 2019. 2020

NOTARY PUBLIC

My Commission Expires: 1/3/2024

FRANK S. REELER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 03, 2024

THIS INSTRUMENT WAS PREPARED BY:
Ryan W. Pratt
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amanda Smith 4309 Luke Court Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	05600003000

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Shirley A. Herrman, **("Grantor"),** by these presents, does quitclaim, grant and convey unto Amanda Smith, **(Grantee"),** her successors and/or assigns, all her interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Two tracts of land in the 13th Civil District of Davidson County, Tennessee, being part of the J.W. Howington Home Tract and described as follows:

TRACT 1: Beginning at a point in the northerly margin of Back Creek Road, as now located, said point being the southwesterly corner of the property conveyed to H.L. Randall and wife, Theney Randall, by deed from F.M. Howington (widower), James F. Howinton, and Katherine Howington Jones, of record in Book 1055, page 165, Register's Office for said County; thence westerly with the northerly margin of said Back Creek Road, 255 feet, more or less, to a point in a fence line; thence northerly with said fence line 525 feet, more or less, to a sassafras tree; thence easterly at right angles 190 feet, more or less, to a point in the northerly line of said Randall property; thence southerly with the northerly line of said Randall property 500 feet, more or less, to the point of beginning.

TRACT 2: That portion of the property located on the southerly side of Back Creek Road, as now located, which was conveyed to the said Hooper Jones by deed of record in Book 1811, page 547, said Register's Office.

Being the same property conveyed to Robert H. Herrman and wife, Shirley A. Herrman by Quitclaim Deed from Patricia L. Koenig of record as Instrument No. 20190329-0028654, Register's Office for Davidson County, Tennessee. The said Robert H. Herrman is now deceased, having died on June 6, 2019, leaving Shriley A. Herrman as the sole owner as the surviving tenant by the entirety.

FOR INFORMATION PUROSES ONLY
Property Address: 4261 Pecan Valley Road, Nashville, Tennessee 37218

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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this the 15th day of May, 2020.

Shirley A. Herrman

Shirley A. Herrman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Shirley A. Herman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument as her free act and deed.

Witness my hand and official seal this 15th day of May, 2020.

Frank S. Peeler
Notary Public

My Commission Expires: 1/8/2024



I, undersigned, do herby 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.

ANNA FORDERHASE

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that the certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/6/2020

Notary Public

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020