RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Road, Ste 203
Franklin, TN 37069
RFC191498

Karen Johnson Davidson County
Batch# 415219 DEEDQC
06/16/2020 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200616-0061554

QUIT CLAIM DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, ~~2017~~ 2020.

NOTARY PUBLIC

My commission expires: 8/22/22

THIS INSTRUMENT PREPARED BY:
ROBSON & LOPEZ, LLC 180 W. WASHINGTON SUITE 700 CHICAGO, IL 60602

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Delnita Smith and Champion W. Smith 1838 Joy Circle Nashville, TN 37207	Same address as new owner	071-12-0-057.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Delnita Dunn (nka Delnita Smith), a married woman** hereinafter called the Grantor, has quit claimed and sold and by these presents do hereby quit claim all its right, title and interest unto **Delnita Smith and Champion W. Smith, a married couple, property to be held as tenants by the entirety** hereinafter called the Grantee, his successors and assigns forever, those certain parcels of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit

Land in Davidson County, Tennessee, being the northerly part of Lot No. 21 and a small triangular part of Lot No. 20 (erroneously referred to in prior deeds as Lot No. 21) on the Map of Joywood, as of record in Book 974, Page 45, Register's Office for said County, and described as follows: Beginning at a point in the easterly margin of Joy Circle, at the corner Lots Nos. 21 and 22; thence with the line between said lots, 150.8 feet to a stake; thence southerly 60 feet to a point; thence westerly 154.5 feet to the easterly margin of Joy Circle; thence with the margin of the same, northerly 11.33 feet to a turn in Joy Circle, and continuing with the same, northerly 50 feet to the beginning.

BEING the same property conveyed to Delnita Dunn, by Warranty Deed from Rita Fuller, now known as Maria Rita Viramontes, unmarried, dated 12/26/2001 and recorded 12/28/2001 in Instrument No. 20011228-0143839, in the Register's Office of Davidson County, Tennessee.

The address of the herein described property is believed to be 1838 Joy Circle, Nashville, TN 37207, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS GRANTOR'S HAND, this 22nd day of January, 2020

Delnita Dunn (nka Delnita Smith)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally, appeared before me, the undersigned, a Notary Public in and for the County and State above, the within named **Delnita Dunn (nka Delnita Smith)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of January, 2020.

Notary Public

Jane Grazer
Printed Notary Name

My commission expires: 8/22/22

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

202006160061554