QUITCLAIM DEED

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

AJ–QCD-20[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 437810 DEEDQC
07/15/2020 11:23:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200715-0077428

THIS INSTRUMENT WAS PREPARED BY (and return t

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CHARLES WILLIAM SMITH	**Cornerstone Home Lending, Inc.**	**09316012700**
(NAME)	(NAME)	
118 Lewis Street	**1177 West Loop South #200**	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee, 37210	**Houston, TX, 77027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHARLES WILLIAM SMITH, A SINGLE MAN, AS TO A 99% UNDIVIDED INTEREST, AND GLORIA D. CHAMBLISS, A SINGLE WOMAN, AS TO A 1% UNDIVIDED INTEREST, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHARLES WILLIAM SMITH, A SINGLE MAN

HIS HEIRS, SUCCESSORS, AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 123 ON THE PLAN OF MAURY AND CLAIBORNE'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE WESTERLY RIGHT-OF-WAY OF LEWIS STREET, WIDTH 50', AT A CORNER COMMON WITH KATIE BELL KING, AS OF RECORD IN BOOK 1681, PAGE 369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHEAST CORNER OF THIS LOT; THENCE, LEAVING THE WESTERLY RIGHT-OF-WAY OF LEWIS STREET, WITH THE COMMON LINE OF KATIE BELL KING, NORTH 85 DEG 00 MIN 00 SEC WEST, 165.56 FEET TO AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY OF ALLEY #90, BEING THE SOUTHWEST CORNER OF THIS LOT; THENCE, WITH THE EASTERLY RIGHT-OF-WAY OF ALLEY #90, NORTH 06 DEG 10 MIN 46 SEC EAST, 35.00 FEET TO AN EXISTING IRON ROD, AT A CORNER COMMON WITH HOWARD WEAR, OF RECORD IN INSTRUMENT NO. 20040526-0061755, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWEST CORNER OF THIS LOT; THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY OF ALLEY #90 WITH THE COMMON LINE OF HOWARD WEAR, SOUTH 85 DEG 00 MIN 00 SEC EAST, 165.56 FEET TO AN IRON ROD SET IN THE WESTERLY RIGHT-OF-WAY OF LEWIS STREET, BEING A CORNER COMMON WITH HENRY L. DAVIS AS OF RECORD IN BOOK 3802, PAGE 157, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHEAST CORNER OF THIS LOT; THENCE, WITH THE WESTERLY RIGHT-OF-WAY OF LEWIS STREET, SOUTH 06 DEG 10 MIN 46 SEC WEST, 35.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5,793 SQUARE FEET (0.133 ACRES, MORE OR LESS) ACCORDING TO A BOUNDARY SURVEY (OF TAX MAP 93-16 PARCELS 127, 129, 130, AND 131) PREPARED BY CHERRY LAND SURVEYING, R. SCOTT CHERRY, TENNESSEE

REGISTERED LAND SURVEYOR NO. 1512, DATED MAY 6, 2005, AND BEARING JOB NO. 05124 TSM.

BEING THE SAME PROPERTY CONVEYED TO CHARLES WILLIAM SMITH, A SINGLE MAN, AS TO A 99% UNDIVIDED INTEREST, AND GLORIA D. CHAMBLISS, A SINGLE WOMAN, AS TO A 1% UNDIVIDED INTEREST, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, BY DEED FROM CHARLES WILLIAM SMITH, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20140408-0029320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter, and therefore Drafter does not accept liability for this instrument*****

This is **improved** property known as: **118 Lewis Street, Nashville, TN, 37210**

Witness my hand this the 14th day of July, 2020.

CHARLES WILLIAM SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **CHARLES WILLIAM SMITH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2020.

Notary Public

My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Witness my hand this the 14th day of July, 2020.

Gloria D. Chambliss
GLORIA D. CHAMBLISS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **GLORIA D. CHAMBLISS**, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2020.

Briana Gage
Notary Public

My Commission Expires:

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024