Karen Johnson Davidson County
Batch# 452124 DEEDQC
08/06/2020 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200806-0087708

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Edward Smith 809 Washington Avenue Nashville, TN 37206	New Owner	083-07-0-075.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Maho Smith, an unmarried woman,** by these presents do hereby quitclaim and convey unto **Edward Smith, an unmarried man,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of McCarn Subdivision of record in Plat Book 2854, Page 121, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50.0 feet on the Westerly margin of Washington Avenue and extends back between parallel lines 135.0 feet to a dead line.

Being the same property conveyed to Edward Smith and Maho Smith, husband and wife by Warranty deed from Jaivonna Demetric Bryant of record in Instrument No. 20080307-0023108 Register's Office for Davidson County, Tennessee, dated February 29, 2008 and recorded on March 07, 2008.

Being also known as 809 Washington Avenue Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 31st day of July, 2020.

Julie Bailey
Affiant

Carmen Coats
Notary Public

My commission expires:
(Affix Seal)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-05-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31st day of July, 2020.

Maho Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal 31st day of July, 2020.

Notary Public

My Commission Expires:



True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022