QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 464819 DEEDQC
08/26/2020 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200826-0096961

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2024

(AFFIX SEAL)

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM H. SMALLMAN	NEW OWNER	**117-08-179.00**
(NAME)	(NAME)	
P.O. Box 158444		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **1503 CLAYTON AVE PARTNERS, G.P.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **WILLIAM H. SMALLMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, ALL OF ITS INTEREST IN A 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. 2 on the Map showing subdivision of the North part of the land conveyed by C.D. Compton to Geo. W. Harding and wife, of record in Book 547, Page 72, Register's Office for said County.

Said Lot No. 2 fronts 54 feet on the South side of Clayton Avenue and runs back 175.2 feet on the West line and 165.4 feet on the East line to an alley in the rear on which it measures 54.88 feet.

Being the same property conveyed to 1503 Clayton Ave Partners, GP by Warranty Deed from the Estate of Mazie McGlorie and Christy McCord, individually, of record as Instrument No. 20180928-0096563, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1503 Clayton Avenue, Nashville, Tennessee 37212
(House Number) (Street) (City or Town) (State) (Postal Zip)

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.

Witness my hand this 26th day of August, 2020.

1503 CLAYTON AVE PARTNERS, GP

Adam G. LaFevor, Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 26th day of August, 2020, before me personally appeared Adam G. LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he is a partner of 1503 Clayton Avenue GP, and that he, as Partner, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of August, 2020.

Notary Public
My Commission Expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

