QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 476181 DEEDQC
09/15/2020 02:01:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200915-0105274

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 THE 10 DAY OF Sep, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2021

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ruby D. Smith and Jimmy D. Smith	**CTX Mortgage Company, LLC**	
(NAME)	(NAME)	
663 Vanderhorst Dr	**3100 McKinnon Corp Closing 2nd Fl**	**059040A17700CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Dallas, TX 75201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ruby D. Smith and husband, Jimmy D. Smith (collectively "Grantor") have bargained and sold, and by these presents does transfer and convey unto Ruby D. Smith and husband, Jimmy D. Smith, & Micah M. Smith and wife, Angelina Smith all as Tenants in Common with the Right of Survivorship, (collectively "Grantee") their 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 208 on the Final Plat of Phase 4, 5, 6 of Brookview Subdivision, of record in Instrument NO. 20060303-0025044, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruby D. Smith and Jimmy D. Smith by Warranty Deed from Centex Homes, a Nevada general partnership, of record at Instrument No. 20061019-0129951, Register's Office Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: 2849 Creekbend Drive, Nashville, TN 37207

Witness my hand this the 10th day of September, 2020.

Ruby D. Smith

Jimmy D. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruby D Smith and Jimmy D. Smith (the bargainors), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of September 2020.

Notary Public
My Commission Expires:

