THIS INSTRUMENT PREPARED BY:
LEA JOHNSON, ATTORNEY AT LAW
615 MAIN STREET, M-5
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 481251 DEEDQC
09/23/2020 08:54:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200923-0108970

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.:
Jasper Smith, Jr. 1618 9th Avenue North Nashville, TN 37208	Jasper Smith, Jr. 1618 9th Avenue North Nashville, TN 37208	Map No. 81-12 Parcel No. 172

This QUITCLAIM DEED, made and entered into this the 18 day of September, 2020, and between JASPER SMITH, JR. TRUSTEE OF THE JASPER SMITH, JR. LIVING HOUSING AND EDUCATION TRUST, DATED MAY 31, 2020, hereinafter referred to as Grantor, and JASPER SMITH, JR., an unmarried man, hereinafter referred to as Grantee.

WITNESSETH: That, for good and valuable consideration, the receipt of all of which is hereby acknowledged, that the Grantor does hereby quitclaim, give, bargain, convey, and transfer unto the Grantee any and all interest in which the Grantor has in the following described property, situated in the city of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 305, on the Plat of North Nashville Real Estate Company's Property of record in Plat Book 21, page 105, Register's Office for said County.

Said Lot No. 305 fronts 50.0 feet on the easterly margin of 9th Avenue North and extends back (between parallel lines) 160 feet to a dead line on the rear.

DERIVATION CLAUSE: Being the same property conveyed to JASPER SMITH, JR. TRUSTEE OF THE JASPER SMITH, JR. LIVING HOUSING AND EDUCATION TRUST, DATED MAY 31, 2020 by Quitclaim Deed on May 31, 2020 and recorded as Instrument # 20200604-0057352, in the Davidson County Register of Deeds Office, Tennessee on June 4, 2020.

This is improved property known as: **1618 9th Avenue North, Nashville, Tennessee 37208.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 18 day of September, 2020.

Jasper Smith JR Trustee

JASPER SMITH, JR., TRUSTEE,
THE JASPER SMITH, JR. LIVING HOUSING AND EDUCATION TRUST, DATED MAY 31, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 18 day of September, 2020.

Jasper Smith Jr

Affiant

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jasper Smith, Jr. as Trustee of The Jasper Smith, Jr. Living Housing and Education Trust, dated May 31, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 18 day of September, 2020.

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 8, 2021

Notary Public