Karen Johnson Davidson County
Batch# 515247 DEEDQC
11/12/2020 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201112-0133313

THIS INSTRUMENT PREPARED BY:

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

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Sarah M. Faith Chad E. Smith 1813 B Cahal Ave Nashville, Tennessee 37206	CapStar Bank 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	072-15-0S-002.00-CO

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, **Sarah M. Faith NKA Sarah F. Smith, married and Chad E. Smith, married,** by these presents do hereby quitclaim and convey unto, **Sarah F. Smith, and Chad E. Smith, wife and husband** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Cahal Avenue Townhomes, II a horizontal property regime with private elements established by Declaration in Instrument No. 20150825-0085759, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 10 on the Map showing subdivision of Lots 15 through 25 in Belle Forest Subdivision of record in Plat Book 547, page 33, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Sarah M. Faith, an unmarried woman and Chad E. Smith, an unmarried man by Warranty deed from Amanda Redden, a single woman of record in Instrument No. 20180801-0075431 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on August 01, 2018.

Being also known as 1813 B Cahal Ave, 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 10th day of November, 2020.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 10th day of November, 2020.

Sarah M. Faith NKA Sarah F. Smith

Chad E. 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 **Sarah M. Faith NKA Sarah F. Smith, and Chad E. Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of ~~October~~ November, 2020.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

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