Karen Johnson Davidson County
Batch# 561627 DEEDQC
01/26/2021 02:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210126-0011651

This instrument prepared by:
Leila H. Hale, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:
Justin Wade Smith, et al
4481 Frost Street
Nashville, TN 37214

MAIL TAX STATEMENT TO:
Justin Wade Smith, et al
4481 Frost Street
Nashville, TN 37214

MAP PARCEL NUMBERS:
Map/Parcel:
062 02 0B 096.00CO

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Joyce Ruth S. Matanguihan, a married woman who acquired title as unmarried, and joined by her spouse Justin Wade Smith,** by these presents do hereby quitclaim and convey unto the said **Justin Wade Smith and Joy Ruth S. Matanguihan, husband and wife**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to update marital status and add spouse to title.

This is unimproved ( ) property known as 4481 Frost Street, Nashville, TN 37214
Improved (X)

Whenever 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 our hand this 10th day of September, 2020, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joy Ruth S. Matanguihan

Joy Ruth S. Matanguihan

Justin W. Smith

Justin Wade Smith

ACKNOWLEDGMENT

STATE OF Department of Defense

COUNTY OF USAG Stuttgart ss

DANA YOUNG
SPC, U.S ARMY
LEGAL SPECIALIST
UP AR 27-55, PAR 2-2A(2)

Personally appeared before me, _____, a Notary Public in and for said County and State, **Justin Wade Smith and Joy Ruth S. Matanguihan,** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at KELLEY BARRACKS

this 10th day of September, A.D., 2020

STUTTGART, GERMANY

NOTARY STAMP/SEAL

Notary Public Authorized Under SEAL 10 USC 1044a

INDEFINITE PER 10USC 1044(A)

NOTARY PUBLIC

Notary Commission Expires: _____

DANA YOUNG
SPC, U.S ARMY
LEGAL SPECIALIST
UP AR 27-55, PAR 2-2A(2)

AFFIDAVIT OF VALUE

STATE OF Department of Defense
COUNTY OF USAG Stuttgart)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 10 day of September, 2020.

(Affix Seal)

Joy Ruth S. Matanguihan

Affiant

Notary Public Authorized Under SEAL 10 USC 1044a

_____

Notary Public

My Commission Expires: _____

DANA YOUNG
SPC, U.S ARMY
LEGAL SPECIALIST
UP AR 27-55, PAR 2-2A(2)

INDEFINITE PER 10USC 1044(A)

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL LOT NO. 25 ON THE PLAN OF FIRST AMENDMENT ABBINGTON PARK, PHASE ONE, SECTION THREE, OF RECORD IN INSTRUMENT NO. 20040728-0090230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Joy Ruth S. Matanguihan, unmarried, by Deed from Marilou Inocalla, a married woman, of record in Document No. 20170103-0000588, said Register's Office.

True Copy Certification

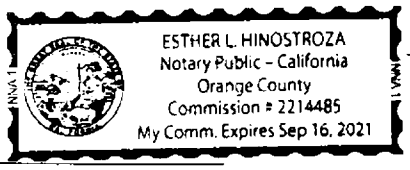
I, Cristian Herrera , do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, Cristian Herrera 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:

Notary' Seal (if on paper)