Karen Johnson Davidson County
Batch# 561843 DEEDQC
01/27/2021 09:31:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210127-0011902

THIS INSTRUMENT PREPARED BY:
John B. Ingleson, Attorney at Law
410 North Front Street
Murfreesboro, TN 37130

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Ashley Jane Smith 515 W. Burton Street Murfreesboro, TN 37130	Same	117-02-0-076.00

QUITCLAIM

FOR AND CONSIDERATION of love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, the undersigned, Cameron DiPasquale, Patrick David Smith and Ashley Jane Smith, have bargained and sold and do hereby transfer, convey and quitclaim unto Ashley Jane Smith, her heirs and assigns, forever, all right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to wit: :

Land in Davidson County, Tennessee, being Lot No. 18 of Block 6 on the Map of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Book 974, Page 24, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 75 feet on the southeasterly side of Natchez Trace and runs back 192 feet on the north line and 198 feet on the south line, to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Anne G. Smith by Quitclaim Deed from John Avery Grannis, Jr., et ux, Evelyn I. Grannis, dated April 23, 1986, of record in Book 6837, page 843, Register's Office for Davidson County, Tennessee. Further being quitclaimed to Ann Grannis Smith, by Quitclaim deed from William David Smith of record in Book 6953, Page 851, said Register's Office.

Being the same property conveyed to Ethel A. Grannis, formerly known as Ann Grannis Smith, by quitclaim deed of record as Instrument 20051026-0129449, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Patrick David Smith, Cameron DiPasquale and Ashley Jane Smith by Executor's Deed of record as Instrument No. 20201123-0137229 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the current year which may have been prorated and paid by the Grantor(s) herein.

This is improved property known as 3012 New Natchez Trace, Nashville, Tennessee 37215.

This transfer is by Quitclaim and I make no warranties about the title.

WITNESS MY HAND at Murfreesboro, Tennessee, this the ___ day of ~~October~~, 2020.

Patrick David Smith

Cameron DiPasquale

Ashley Jane Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29TH day of DECEMBER, 2020, before me personally appeared Patrick David Smith, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (Quitclaim Deed) and acknowledged that he executed the same at his free act and deed.

DAVID GANT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WITNESS MY HAND AND OFFICIAL SEAL at NASHVILLE, Tennessee.

Notary Public

My Commission Expires: MAR 6, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29TH day of DECEMBER, 2020, before me personally appeared Cameron DiPasquale, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (Quitclaim Deed) and acknowledged that she executed the same at her free act and deed.

DAVID GANT TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WITNESS MY HAND AND OFFICIAL SEAL at NASHVILLE, TENNESSEE

Notary Public

My Commission Expires: MAR 6, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28TH day of DECEMBER, 2020, before me personally appeared Ashley Jane Smith, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument (Quitclaim Deed) and acknowledged that she executed the same at her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at NASHVILLE, Tennessee.

Notary Public

My Commission Expires: MAR. 6, 2024

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR ~~THIS~~ TRANSFER IS

$ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28TH day ~~October~~ DEC, 2020.

My commission expires: MAR 6, 2024

Notary Public

COUNTY OF DAVIDSON
TENNESSEE NOTARY PUBLIC
DAVID GANT