Karen Johnson Davidson County
Batch# 563602 DEEDQC
01/28/2021 02:16:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210128-0012843

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
208 East Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP/PARCEL NO:
Shelley E. Smith Carolyn Ferguson 4512 Indiana Avenue Nashville, TN 37209	Same	091-12-0-042.00

FOR LOVE AND AFFECTION AND NO MONETARY CONSIDERATION, and for the purpose of creating a Joint Tenancy With Right of Survivorship, Grantor, Shelley E. Smith hereby assigns, transfers, conveys and quitclaims unto Grantees, Shelley E. Smith and Carolyn Ferguson as Joint Tenants, With Right of Survivorship, all rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, which is more fully described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being the southerly half of Lot Nos, 421 and 423 of Block 84, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 421 and 423 front together 60 feet on the northerly side of Indiana Avenue and run back between parallel lines, with the easterly margin of 46th Avenue North, formerly 5th Street, 75 feet to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Holly S. Mercer, by deed dated March 28, 2008, from James Edwards, Sr. and wife, Sherry Edwards, of record in Instrument No.: 20080402-0032914, Register's Office for Davidson County, Tennessee. Holly S. Mercer having since married Darryl Singletary. Darryl Singletary joins in the execution of the instrument for the purpose of conveying his marital interest, if any, to said property.

Being the same property Shelley E. Smith, by deed dated May 21, 2012, from Holly S. Mercer Singletary and husband, Darryl Singletary, of record in Instrument 20120601-0047573, Register's Office for Davidson County, Tennessee

The Grantees shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

This is improved property located at 4512 Indiana Avenue, Nashville, TN 37209

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PEROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Shelley E. Smith

Carolyn Ferguson

STATE OF TENNESSEE)
COUNTY OF WILSON)

We hereby swear or affirm that to the best of our knowledge, information and belief, the actual consideration for this conveyance, per T.C.A. 67-4-409(a)(4) is $0.

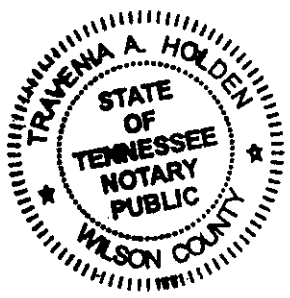
Shelley E. Smith

Carolyn Ferguson

Subscribed and Sworn to before me on this 22nd day of January, 2021.

NOTARY PUBLIC

My Commission Expires: March 17, 2021

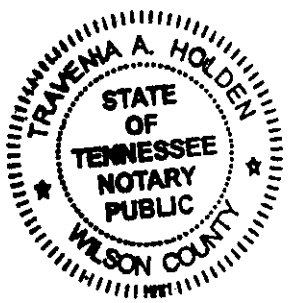


STATE OF TENNESSEE)
COUNTY OF WILSON)

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

NOTARY PUBLIC

My Commission Expires: March 17, 2021



STATE OF TENNESSEE)
COUNTY OF WILSON)

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

NOTARY PUBLIC

My Commission Expires: March 17, 2021

