This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 586042 DEEDQC
03/05/2021 02:34:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210305-0029449

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 11 day of Feb. 2021

Notary Public

My Commission expires _____

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Ruby Diane Smith and Trina Smith
2401 Alpine Ave
Nashville, TN 37218

SEND TAX BILLS TO:
Ruby Diane Smith and Trina Smith
2401 Alpine Ave
Nashville, TN 37218

MAP AND PARCEL NUMBER: 07005002400

QUITCLAIM DEED

20NT03438

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Ruby D. Smith and Allison R. Smith

By these presents do remise, release and **QUITCLAIM** unto

Ruby D. Smith and Trina A. Smith, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly part of Lot 13 on the Map of H.E. Simpkins Division of the L.G. Curtis Lands, of record in Book 547, Page 39, 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 Ruby D. Smith and Allison R. Smith , by Quitclaim Deed from Ruby D. Smith , dated 03 17 2015 and recorded 03 18 2015 as Document 20150318-0023368 , Register's Office for Davidson County, Tennessee .

This is an improved property commonly known as 2401 Alpine Ave., Nashville, TN 37218

Wherever 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 hands this 11th day of February 2021.

Ruby D. Smith

Ruby D. Smith

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Ruby D. Smith,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of February 2021

Notary Public

My Commission expires: 9 20 2022.

ISIS A KOPEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires September 20, 2022

Trina A. Smith

Trina A. Smith

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Trina A. Smith,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11th day of February, 2021

Notary Public

My Commission expires: 9 20 2022

ISIS A KOPEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires September 20, 2022

Allison R. Smith

Allison R. Smith

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Allison R. Smith,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 11 day of February 2021

Notary Public

My Commission expires: 9 20 2022.

ISIS A KOPEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires
September 20, 2022

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024