Karen Johnson Davidson County
Batch# 597575 DEEDQC
03/22/2021 02:09:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210322-0037685

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Charlie M. Mtshali, being one and the same and also known as Mphiwa Petros Mtshali, and Karen S. Mtshali, husband and wife** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Cris Smith and Vesna Galovic, husband and wife,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Being Lot No. 23 on the Plan of George I. Waddey's Subdivision of Blocks 16 and 26 of Midway, as of record in Book No 421, Page 55, of the Register's Office for Davidson County, Tennessee.

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

Being all or part of the same property conveyed to Grantor herein by **20040831-0105246** of record at Instrument Number **20040831-0105216** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the **18th** day of **March, 2021.**

being one and the same and also known as

**Charlie M. Mtshali, being one and the same and also known as Mphiwa Petros Mtshali**

**Karen S. Mtshali**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county, **Charlie M. Mtshali, being one and the same and also known as Mphiwa Petros Mtshali, and Karen S. Mtshali,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **18th** day of **March, 2021.**

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-5-21

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the **18th** day of **March, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12. 7. 2024

NICHOLE DOWLING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

| | |
|---|---|
| PROPERTY ADDRESS: | **3007 Albion Street, Nashville, TN 37209** |
| TAX PARCEL NO.: | **09206000200** |
| PROPERTY OWNER: | **Cris Smith and Vesna Galovic** |
| OWNER'S ADDRESS: | **3005 Albion Street, Nashville, TN 37209** |
| MAIL TAX BILLS TO: | **Owner at Property Address** |

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022