Karen Johnson Davidson County
Batch# 601455 DEEDQC
03/26/2021 02:19:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210326-0040318

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Matthew Smith, Affiant
Subscribed and sworn before me this the
26 Day of March, 2021.
Deputy Register

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
SHERNE-MARIE MCMILLAN 625 SHELBY AVE. NASHVILLE, TN 37206	NEW OWNER	09304002000

KNOW ALL MEN BY THESE PRESENTS:

That MATTHEW DOUGLAS SMITH, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between, MATTHEW DOUGLAS SMITH, Plaintiff, and SHERNE-MARIE SHALOAN MCMILLAN, Defendant, (being one and the same as SHERNE-MARIE MCMILLAN) does hereby demise, release, and forever quitclaim unto the said, SHERNE-MARIE MCMILLAN, her heirs successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

Land Davidson County, Tennessee, being Lot No. 48, as shown on the map entitled Williams First Addition, also known as J.S. Williams Addition, Edgefield, of record in plat Book 21, page 45, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Locke and Wife, Elizabeth Lindsey-Locke by Warranty Deed from Keith Behrens and wife, Melanie S. Behrens, dated September 10, 2004, of record in Instrument No.20040924-0115403, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherne-Marie McMillan from Kenneth Locke and wife, Elizabeth Lindsey-Locke by Warranty Deed, dated May 22, 2015 and recorded on May 29, 2015 in Instrument No. 20150529-0049700, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All easements and Restrictions of record.

This is improved property which has 625 Shelby Ave, Nashville, TN 37206

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said SHERNE-MARIE MCMILLAN, hereby agrees to pay and agrees to hold MATTHEW DOUGLAS SMITH harmless from one Deed of Trust in favor of Ameris Bank, said note bearing an original unpaid principal balance of $276,000.00, as evidenced by a Deed of Trust of record filed in Instrument No. 20150529-0049701, recorded on May 29, 2015 in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named MATTHEW DOUGLAS SMITH, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

MATTHEW DOUGLAS SMITH
Grantor

Sworn to and subscribed before me
this 18 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 3/7/23

KATRICE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named SHERNE-MARIE MCMILLAN, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

SHERNE-MARIE MCMILLAN
Affiant/Grantee

Sworn to and subscribed before me
this 18 day of July, 2020.

NOTARY PUBLIC

My Commission expires: 3/7/23

KATRICE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 7, 2023

This instrument was prepared from information provided by the parties involved.