Register Return To:
Land Title South, Inc.
3326 Aspen Grove Drive
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 621293 DEEDQC
04/23/2021 08:43:42 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210423-0054403

PREPARED BY AND RETURN TO:

M. Todd Jackson, Attorney
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 771-5143 Fax (615) 771-5895
21-CD-084

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joshua V. Smith & Trisha Horst 1327 McChesney Ave Nashville, TN 37216	New Owner

TAX MAP - PARCEL NUMBERS: 07203008800

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, I, **Joshua V. Smith, a married man,** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **Joshua V. Smith and Trisha Ivy Horst Smith, husband and wife,** their heirs and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 59.8 feet of Lot No. 204 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 204 fronts 59.8 feet on the Northerly said of McChesney Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Joshua V. Smith, an unmarried man, by Warranty Deed, from Jeffrey Harrison and wife, Kimberly Harrison, dated August 13, 2014, recorded August 18, 2014, of record in Instrument No. 20140818-0074271, Register's Office for Davidson County, Tennessee. The said Joshua V. Smith is now a married man.

This property commonly known as: **1327 McChesney Ave, Nashville, TN 37216**

WITNESS MY HAND on this the 6 day of April, 2021.

Joshua V. Smith **Trisha Ivy Horst Smith**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Joshua V. Smith and Trisha Ivy Horst Smith, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6 day of April, 2021.

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 6 day of April, 2021.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 6 day of April, 2021.

Notary Public

My commission expires:

