THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** Karen Johnson Davidson County Batch# 623781 **DEEDQC** 04/28/2021 09:20:17 AM 2 pgs Fees: $12.00 Taxes: $0.00 20210428-0056456	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 26th day of April, 2021. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: Melvin Jackson Smith and Linda Bell Smith 4634 Clarksville Highway Nashville, TN 37072	Send Tax Bills To: New Owner	Tax Information: 082-09-0-008.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Melvin Jackson Smith, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Melvin Jackson Smith and Linda Bell Smith, husband and wife,** their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 and 9 on the Plan of North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lots front fifty (50ft) feet east on the north side of Monroe Street and runs back between parallel lines one hundred sixty (160ft) feet to an alley.

Land in Davidson County, Tennessee, being Lot No.10 and the westerly 3 ft of Lot No. 11 on the Plan of North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot and part of lot adjoin and front together fifty-three (53ft) feet on the northerly side of Monroe Street and runs back between parallel lines one hundred sixty (160ft) feet to an alley.

Being the same property conveyed to Melvin Jackson Smith by Quitclaim deed from Smith Brothers Funeral Directors of record in Instrument No. 20000913-0091241 Register's Office for Davidson County, Tennessee, dated September 13, 2000 and recorded on September 13, 2000.

Being also known as 706 Monroe Street, Nashville, Tennessee 372082618.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of April 2021.

Melvin Jackson Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Melvin Jackson Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of April 2021.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: MY COMMISSION EXPIRES DECEMBER 15, 2021