Karen Johnson Davidson County
Batch# 632079 DEEDQC
05/10/2021 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210510-0062318

QUITCLAIM DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Sandra D. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of May, 2021.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 10-21-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mary Sue Smith, Sandra D. Smith, Sherill B. Smith-Sims and Sharon D. Smith	New Owner	072010037.00 **(Original Deed shows M&P to be: 5-71 73)
2545 Bethwood Drive		
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mary Sue Smith, unmarried,** "the Grantor," by these presents does hereby quitclaim and convey unto **Mary Sue Smith, unmarried, Sandra D. Smith, Sherrill D. Smith Sims, and Sharon D. Smith, tenants in common with right of survivorship,** "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, being described as follows, to-wit:

Being Lot No. 107 on the Plan of Shepardwood, Section 2, of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 60.0 feet on the southerly side of Bethwood Drive and runs back 137.0 feet on the westerly line and 136.15 feet on the easterly line to a line at the rear on which it measures 60.08 feet.

Being the same property conveyed to Napoleon Smith and wife, Mary Sue Smith from Bettye F. Browne, single, by Warranty Deed dated March 14, 1975 of record in Book 4896, Page 588, Register's Office for Davidson County, Tennessee. The said Napoleon Smith having since died on May 21, 2013 .

This is improved property at: 2545 Bethwood Dr., Nashville, TN 37207

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 6th day of May, 2021.

Mary Sue Smith
Mary Sue Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Sue Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of May, 2021.

My commission expires: 10.2.23

Sandy Balent
Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Steven Disser, 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 law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON