THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 632934 DEEDQC
05/11/2021 09:52:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210511-0063089

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2021.

Notary Public

My Commission Expires: July 5, 2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tayler Rhae Smith 3372 William Bailey Drive Nashville, TN 37207	New Owner	059-15-0A-170.00-CO

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, **Tracie Rae Smith, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Tayler Rhae Smith, unmarried,** their heirs and assigns, all of their 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. 107 on the Plan of Phase Six and Seven Chateau Valley of record in Plat at Instrument No. 20091211-0113102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tayler Rhae Smith, unmarried, and Tracie Rae Smith, unmarried, as joint tenants with right of survivorship by Warranty deed from Lenny A. Manning Jr. and Margo Manning, husband and wife of record in Instrument No. 20171128-0120993 Register's Office for Davidson County, Tennessee, dated November 28, 2017 and recorded on November 28, 2017.

Being also known as 3372 William Bailey Drive Nashville, Tennessee 37207.

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 28 day of April, 2021.

Tracie Rae Smith

Tracie Rae Smith

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tracie Rae 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 28 day of April, 2021.

Notary Public

My Commission Expires: July 5, 2021

WILLIAM K. DUNN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY