Karen Johnson Davidson County
Batch# 637775 DEEDQC
05/17/2021 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210517-0066245

THIS INSTRUMENT PREPARED BY: Doak Patton 306 Gay St Ste 120 Nashville, TN 37201

**QUIT CLAIM DEED**

Map and Parcel ID/TAX ID :105-09-0-376.00

NAME & ADDRESS OF NEW OWNER , TAX BILL:

Nathaniel Claybrooks, Jr.
P.O. Box 211
Madison, TN 37115

**WITNESSETH,** That **FOR AND CONSIDERATION** OF the sum of one dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **James Smith % or Jeffrey Lavelle Smith & Darryl Vincent Smith** ("Grantor"), does hereby quitclaim to Nathaniel Claybrooks, Jr.("Grantee"):

All the interest it may possess in a certain parcel of real property comprising:

Lot 1 Edgehill Estates Sec 48 /Neighborhood Code and Name: 1626 Wedgewood/Waverly- Belmont, Map and Parcel ID/Tax ID: 105-09-0-376.00. Property Address being: 913 Wedgewood Avenue Nashville, Tn 37203-5428

**IN WITNESS WHEREOF, Nathaniel Claybrooks, Jr.** and **James Smith % or Jeffrey Lavelle Smith & Darryl Vincent Smith,** has caused this instrument to be executed on this the 10TH day of May, 2021.

Nathaniel Claybrooks, Jr.

James Smith % or Jeffrey Lavelle Smith & Darryl Vincent Smith

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, Megan E. Aldridge, a Notary Public in and for the aforesaid State and County, personally appeared **Nathaniel Claybrooks, Jr.** and **James Smith % or Jeffrey Lavelle Smith & Darryl Vincent Smith** with whom I am personally acquainted and who acknowledged themselves to be the persons named within and that executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at Nashville, Tennessee, this, the 10th day of May, 2021.

Notary Public

MEGAN E. ALDRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
9-6-2022

~~I, or we, hereby~~ swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration ~~for this~~ transfer is $0.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 10th day of May, 2021.

Notary Public

6-24-2023

April G. Nichols
State of Tennessee Notary Public
Williamson County

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Edgehill Estates, Section 48, as of record in Book 4595, page 9, Register's Office for said County, described as follows;

Said Lot No. 1 fronts 11.61 feet on the southerly side of Wedgewood Avenue (formerly Grove Avenue) and a total distance of 152.58 feet on the northerly side of Alley 659, and measures 33.09 feet around a curve at the southwesterly corner of the intersection of Wedgewood Avenue and Alley 659, and measures 109.67 feet on its westerly line.

Being the same property conveyed to James W. Smith and wife, Janice M. Smith (now deceased) from Theodore H. Pailet, Trustee by Deed dated April 19, 1973 and recorded April 3, 1973 in Book 4701, page 130, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, April G. Nichols, 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 Tennessee

County of Davidson

Personally appeared before me, Ryan Beane, a notary public for this county and state, April G. Nichols 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: 11/6/2023.

Notary's Seal (If on paper)

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson