Prepared by/Return to: Mark B. Leedom, Esq. 7065 Moores Ln Ste 100 Brentwood, TN 37027 Karen Johnson Davidson County Batch# 639265 DEEDQC 05/19/2021 09:15:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20210519-0067605	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 14th day of May, 2021. Notary Public My commission expires: 9/2/2024

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Melissa Lee Hodges Smithson	New Owner	093060A02100CO
301 Demonbruen Street #307		
Nashville, TN 37201		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MELISSA HODGES now SMITHSON, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto MELISSA LEE HODGES SMITHSON and ROBERT M. SMITHSON, wife and husband, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being a certain condominium apartment being known and designated as Unit No. 307 of the Horizontal Property Regime of Encore, a Residential Condominium, of record in Instrument No. 20080225-0018429, as established by tat Master Deed for Encore, a Master Condominium, of record in Instrument No. 20080225-0018425, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Hodges by Warranty Deed from Encore Phase I Development Company, LLC dated 11/4/10 of record in Instrument No. 20101105-0088868, Register's Office of Davidson County, Tennessee. It is the intent of this instrument to create a tenancy by the entirety in subject property.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 301 Demonbruen Street #307, Nashville, TN 37201.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 14th day of May, 2021.

MELISSA LEE HODGES SMITHSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Melissa Lee Hodges Smithson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who aeknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of May, 2021.

My commission expires: 9/4/21

NOTARY PUBLIC

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

