QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 653428 DEEDQC
06/10/2021 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210610-0078067

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/23/25

(AFFIX SEAL)

SARA TAYLOR HUNT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CURTIS FRANKE	NEW OWNER	083-14-0-269.00
(NAME) 1808 LILLIAN ST.	(NAME)	
(ADDRESS) NASHVILLE, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **NATHAN SMITH**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **CURTIS FRANKE**, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, ALL OF HIS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, 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 Curtis Franke, unmarried and Nathan Smith, unmarried, by Quitclaim Deed from Curtis Franke, unmarried, of record as Instrument No. 20201221-0151395, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Curtis Franke, unmarried, by Warranty Deed from Bethesda Construction, LLC, dated December 16, 2020, of record as Instrument No. 202012210151393, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1808 LILLIAN STREET, NASHVILLE, TENNESSEE 37206
(House Number) (Street) (City or Town) (State) (Postal Zip)

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

Witness my hand this 26 day of April, 2021.

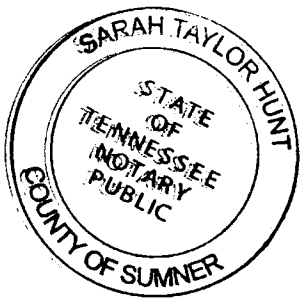
NATHAN SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26 day of April, 2021, before me personally appeared Nathan Smith, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26 day of April, 2021.

Sarah Taylor Hunt
Notary Public
My Commission Expires: 2/22/25



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

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

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

