Karen Johnson Davidson County
Batch# 664624 DEEDQC
06/24/2021 01:08:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210624-0085917

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Bethany Smith and Adam Smith 338 Stonecrest Drive Nashville, TN 37209

Order Number: ELS-1222682724

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Bethany Smith, f/k/a Bethany Jones, married to Adam Smith,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Bethany Smith and Adam Smith, Wife and Husband, tenants by the entirety,** whose address is 338 Stonecrest Drive, Nashville, TN 37209, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 75 on the Plan of Stoneridge Townhomes, Phase H, as shown on plat of record in Exhibit B in the declaration of covenants, conditions and restrictions recorded in Instrument No. 20060721-0088352 and amended in Instrument No. 20080715-0072550, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 20050421-0044398, Instrument Number 20060721-0088352, Instrument Number 20080201-0010773 and Instrument No. 20080715-0072550, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3601(c).

Subject to easement in favor of Tennessee Electric Power Company as of record in Book 787, Page 3, Register's Office for Davidson County, Tennessee.

Subject to Sewer and Drainage Easement to Metropolitan Government in Instrument No. 20070319-0032705, Register's Office for Davidson County, Tennessee.

Subject to Agreement for Allowance of a Trailorhouse in Book 3067, Page 471, Register's Office for Davidson County, Tennessee.

Subject to Parking Easement in Instrument No. 20080428-0042873, Register Office for Davidson County, Tennessee.

Subject to Water Line Easement in Instrument No. 20080428-0042872, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement in Instrument No. 20080219-0015527, Register's Office for Davidson County, Tennessee.

Subject to Easement as of record in Instrument Number 20050510-0052716, Register's Office for Davidson County, Tennessee.

Subject to all other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 114-12--0A-075.00
Street address of property: 338 Stonecrest Drive, Nashville, TN 37209

Prior Instrument Reference by which Grantor(s) acquired title: as Instrument No. 20090402-0029991 in the Recorder's Office, Davidson County, Tennessee.

Signed this 16 day of April, 2021.

Signature of Grantors:

Bethany Smith, f/k/a
Bethany Jones

Adam Smith

STATE OF Louisiana, COUNTY OF Jefferson, SS:

BE IT REMEMBERED That on this 16 day of April, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Bethany Smith, f/k/a Bethany Jones and Adam Smith, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public
Renee Beech Smith 128959

STATE OF LOUISIANA
ID NO. 128959
NOTARY PUBLIC
RENEE BEECH SMITH

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning information concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 114-12--0A-075.00
Street address of property: 338 Stonecrest Drive, Nashville, TN 37209

Oath of Consideration

I or we, Bethany Smith Adam Smith, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 16 day of April, 2021.

Signatures of Affiant(s):

Bethany Smith

Adam Smith

Sworn and subscribed before me this 16 day of April, 2021.

Notary Public
Renee Beech Smith 128959



Tennessee Certification of Electronic Document

I, Kesha Sinclair, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Kesha Sinclair
Signature

State of Florida
County of Duval

Personally appeared before me, Jeaney Golden, a notary public for this county and
Notary's Name

state, Kesha Sinclair, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Jeaney Golden
Notary Signature
JEANEY GOLDEN

MY COMMISSION EXPIRES: 4-5-2022

NOTARY'S SEAL

Jeaney Golden
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG168829
Expires 4/5/2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).