This instrument prepared by:

4795 Regent Blvd.
Irving, Texas 75063
(877)286-6993

File No.: **1152242LV**

Karen Johnson Davidson County
Batch# 680280 DEEDQC
07/21/2021 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210721-0097551

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 01/09/21, by and between TERRI ROSANNA SMITH, MARRIED, party of the first part, and TERRI ROSANNA SMITH, A SINGLE PERSON, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by Warranty Deed Deed of record in: Book n/a, Page No. n/a or Instrument No.: 20130314-0025288 in said Registor's office.

The property is improved with an address of: **1203 SHELTON AVE, NASHVILLE, Tennessee 37216**

X The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Terri Rosanna Smith 1-9-21

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

Personally appeared before me, Ann Stathos Donnell (name of notary public), Terri Rosanna Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 01/09/2021 (ar).

Notary Public

My Commission Expires: 09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **Tennessee**

COUNTY OF **DAVIDSON**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me this the 01/09/2021.

Notary Public

My Commission Expires: 09/02/24

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
072 03 0 323.00

NAME AND ADDRESS OF A PROPERTY OWNER:
TERRI ROSANNA SMITH
1203 SHELTON AVE
NASHVILLE, TN 37216

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Terri Rosanna Smith
1203 Shelton Ave
Nashville, TN 37216

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY ONE HALF OF LOT NO. 75 ON THE PLAN OF INGLEWOOD PLACE, AS OF RECORD IN BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID EASTERLY ONE-HALF OF SAID LOT NO. 75 FRONTS 51 FEET ON THE NORTHERLY SIDE OF SHELTON AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 189.75 FEET TO A DEAD LINE.

No oath of value shall be required in any transaction that is exempt from tax T.C.A. 67-4-409(a)(5)

Tennessee Certification of Electronic Document

I, Olivia Hede, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 01/09/2021 (date of document).

Affiant Signature

7/17/2021
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 17 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/1/2025

NOTARY'S SEAL

JACKSON HALL
Notary Public, State of Texas
Comm. Expires 06-01-2025
Notary ID 133131118