Karen Johnson Davidson County
Batch# 681779 DEEDQC
07/22/2021 12:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210722-0098634

**Instrument Prepared By:**
**Sidwell & Barrett, P.C.**
**121 First Ave. S, Suite 200**
**Franklin, TN 37064**

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel:** |
|---|---|---|
| Matthew C. Smith & Jamie Driver Smith<br>3714 B Benham Avenue<br>Nashville, TN 37215 | New Owner | 117151B002.00CO |

# QUITCLAIM DEED

**FOR AND IN** consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose to transfer title in the names of **Matthew C. Smith and wife, Jamie Driver Smith, as tenants by the entirety**, and now I, **Matthew C. Smith, ("Grantor"),** does hereby quitclaim and convey his interest unto K. Thomas Sidwell, Trustee, their successors and/or assigns the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 3714-B, on the plan of 3714 & 3716 BENHAM AVENUE, a Horizontal Property Regime (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161130-0125644, as amended of record in Instrument No. 20161206-0127873, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Matthew C. Smith, an unmarried man by Deed from Haury & Smith Contractors, Inc., a Tennessee corporation of record in Instrument No.20170712-0070069, Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

**Matthew C. Smith**

Said property is commonly known as: 3714 B Benham Avenue, Nashville, TN 37215

And now, I, the said K. Thomas Sidwell, Trustee, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Matthew C. Smith and wife, Jamie Driver Smith, AS TENANTS BY THE ENTIRETY,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

**IN WITNESS WHEREOF,** the undersigned has caused this instrument to be executed on the 20 day of July, 2021.

**K. Thomas Sidwell, Trustee**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew C. Smith, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of July, 2021.

Notary Public
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, K. Thomas Sidwell, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of July, 2021.

Notary Public
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

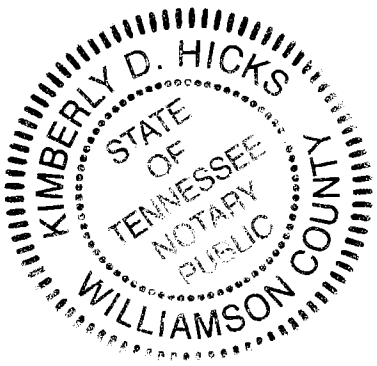
**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF July, 2021.

Notary Public
My Commission Expires: 2-21-22



## CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 7/20/2021.

Kimberly D Hicks
Affiant
Date: 7/20/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 20 day of July, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON