THIS INSTRUMENT PREPARED BY:
James L. Smith, Attorney at Law, BPR 002273
P. O. Box 917, Hendersonville, TN 37077-0917
615.822-5666 - JLSmithAtty@att.net
PREPARED FROM INFORMATION PROVIDED BY OTHERS

Karen Johnson Davidson County
Batch# 686365 DEEDQC
07/29/2021 10:22:14 AM 4 pgs
Fees: $23.00 Taxes: $1.85
20210729-0102012

QUITCLAIM DEED

Address of New Owner:

Alan C. Smith
1119 Due West Avenue
Madison, TN 37115

Send Tax Bills To:

New Owner

Map & Parcel:

050 04 0 029.00

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is $500.00.

Alan C Smith
Affiant

Subscribed and sworn to before me this the 22nd day of July, 2021.

My Commission Expires:
10-18-22

Spencer Webb
Notary Public

SPENCER WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WHEREAS, the GRANTORS are seized of an estate in fee of a parcel of land described as follows:

BEING Lot No. 3 on the Revised Resubdivision of Lots 1-4, A. C. Webb's Demoville Tract, of record in Plat Book 5190, page 431, Register's Office for Davidson County, Tennessee, and being the easterly half of Lot 58 on the Map of Due West Valley Acres, not of record, described according to a survey made by H. R. Swann, Surveyor, dated April 20, 1947, and the westerly one-fourth of Lot 59 on the aforesaid map and survey, being further described as follows: Beginning at a point in the center of the northerly margin of Lot 58, South approximately 305 feet to a point, East approximately 75 feet to a point, North approximately 300 feet to a point, and West along the margin of Due West Avenue to the beginning.

BEING the same property conveyed to James D. Ferguson, unmarried, by Warranty Deed recorded January 28, 2002 at Instrument Number 20020128-011708, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Danny W. Dorsey and wife, Alice M. Dorsey, by Warranty Deed recorded January 11, 2012 at Instrument Number 20120111-0003022, Register's Office for Davidson County, Tennessee.

This is improved property also known as 1121 Due West Avenue, N., Madison, TN 37115.

AND, WHEREAS, the GRANTORS are desirous of selling a portion of this tract of land described above, it is hereby agreed as follows:

FOR AND IN CONSIDERATION of the sum of Five Hundred Dollars ($500.00) cash and other good and valuable consideration, the receipt of which is hereby acknowledged, **DANNY W. DORSEY** and wife, **ALICE M. DORSEY**, Grantors, have this day bargained and sold, and by these presents, do hereby convey and quitclaim unto **ALAN C. SMITH**, the Grantee, his heirs, successors and assigns, all their estate, right, title, interest and claim in and to a certain real estate in Davidson County, Tennessee, described as follows, to wit:

BEGINNING in the south margin of Due West Avenue at the common corner of Lots Number 29 and 22, thence south with the line of said Lots 284.89 feet to the end of parcel number 29, thence West with the line of said Lot for a distance of 20 feet thence North in a line parallel to the line between Lots Number 29 and 22 to the South margin of Due West Avenue, thence East with said Avenue, 20 feet to the beginning.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22ND day of July, 2021.

DANNY W. DORSEY, Grantor

ALICE M. DORSEY, Grantor

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for the State and County above, the within named **DANNY W. DORSEY**, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 22ND day July, 2021.

NOTARY PUBLIC

JEREMY HUENS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 06/24/25

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, a Notary Public in and for the State and County above, the within named **ALICE M. DORSEY**, the Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged thats he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 22ND day July, 2021.

NOTARY PUBLIC

JEREMY HUENS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 06/24/25