Karen Johnson Davidson County
Batch# 696486 DEEDQC
08/12/2021 03:11:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210812-0109146

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: 20/20 Title LLC, 333 Technology Drive, #112, Canonsburg, PA 15317

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Sarah Margaret Smith	Sarah Margaret Smith	094-02-0-124-00
1808 Eastside Avenue	1808 Eastside Ave	
Nashville, TN 37206	Nashville, TN 37206	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, SARAH MARGARET SMITH, an unmarried woman, and MICHAEL JOSEPH SMITH and wife, TAMMY LYNN SMITH, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto SARAH MARGARET SMITH, an unmarried woman, hereinafter referred to as "Grantee", whose mailing address is: 1808 Eastside Avenue, Nashville, TN 37206, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 138 in the United Electric Railway's Addition to East Nashville, of record in Plan Book No. 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said lot

Tax ID No.: 094-02-0-124-00

BEING the same property conveyed to Grantor herein by Deed recorded in Document No. 20190911-0092099, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1808 Eastside Avenue, Nashville, TN 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of JUNE, 2021.

SARAH MARGARET SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that SARAH MARGARET SMITH, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15 day of JUNE, 2021.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15 day of JUNE, 2021.

MICHAEL JOSEPH SMITH

Tammy Lynn Smith
TAMMY LYNN SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MICHAEL JOSEPH SMITH, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15 day of JUNE, 2021.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TAMMY LYNN SMITH, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 15 day of JUNE, 2021.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

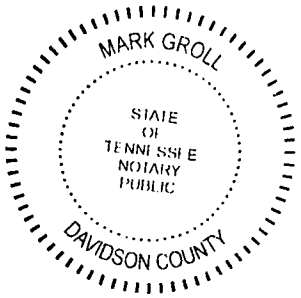
VALUATION AFFIDAVIT

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/Grantee

Subscribed and sworn to before me this 15 day of JUNE, 2021.

Notary Public
My Commission expires: 3/7/23



Tennessee Certification of Electronic Document

I, Devon Campbell, 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 JUNE 15, 2021 (date of document).

Devon Campbell
Affiant Signature

July 1, 2021
Date

State of PA

County of Washington

Sworn to and subscribed before me this 1st day of July, 2021.

DeAnna Lynn Barton
Notary's Signature

MY COMMISSION EXPIRES: 4/11/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries