Karen Johnson Davidson County
Batch# 717252 DEEDQC
09/15/2021 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210915-0124124

PREPARED BY:
Residential and Commercial Title
124 Long Hollow Pike
Goodlettsville, TN 37072

STATE OF TENNESSEE: COUNTY OF DAVIDSON:
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THE HEREIN
TRANSFER IS $ 0.

Theresa Richardson
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON
THIS 15th DAY OF September 2021.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-9-22

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL NO:**
Justin A. Smithson **Lacey N. Smithson** **328 View Ridge Drive** **Goodlettsville, TN 37072**	**Same as New Owners**	**016-00-0-123**

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **I Lacey Reeves, and Justin Smithson, Joint Tenants with Right of Survivorship,** by these presents do hereby quitclaim and convey unto **Justin A. Smithson and Lacey N. Smithson, husband and wife,** all of my right, title and interest in and to the following described parcel of land in **Davidson** County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section One, Ridgeview Estates of record in Plat Book 5200, Page 356, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 39 fronts 145.00 feet on the Southeasterly margin of View Ridge Drive and extends back 360.7 feet on the Northeasterly line and 368.1 feet on the Southwesterly line to a dead line in the rear, measuring 269.9 feet thereon.

Being the same property conveyed to Lacey Reeves and Justin Smithson, as Joint Tenants with Right of Survivorship by Warranty deed from Fred A. Brumbach and Vivian G. Brumbach, husband and wife of record in Instrument No. 20120320-0023654 Register's Office for Davidson County, Tennessee, dated March 15, 2012 and recorded on March 20, 2012.

Lacey Reeves having since been married and now known as Lacey N. Smithson.

Justin Smithson and Justin A. Smithson are the same person.

This is Improved Property Known As: 328 View Ridge Drive, Goodlettsville, Tennessee 37072.

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

This conveyance is subject to taxes for the year 2021.

Witness my hand and seal on this the 1st day of September 2021.

Lacey N. Smithson

Justin A. Smithson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lacey N. Smithson and Justin A. Smithson** and the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of September 2021.

Notary Public

My Commission Expires: 7/9/2022
(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 1st day of September, 2021.

Date: 9-7-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 7th day of September, 2021.

Theresa C. Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY