Karen Johnson Davidson County
Batch# 749212 DEEDQC
11/04/2021 10:41:39 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211104-0147558

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $NONE. John F Smith **AFFIANT** Subscribed and sworn to before me, this 30 day of October, 2021. Eva Holder Notary Public My Commission Expires: 6-5-2024

EVA HOLDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owners As Follows:
John F. Smith
1014 Alice Street
Nashville, TN 37218

Send Tax Bills To:
SAME

Map-Parcel Number:
07013006500

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JOE T. GOODFRED** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **JOHN F. SMITH** ("Grantee"), all right, title and interest of the

Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being described as follows:

Beginning at an iron pin in the southeasterly margin of Buena Vista Pike, said pin being located South 36 deg. 50 min. 49 sec. West, 194.93 feet from a concrete monument marking the P. C. of a return curve to Cliff Drive; thence now leaving said margin South 53 deg. 02 min. 56 sec. East, 163.71 feet to a set iron pin in the westerly line of Floyd C. Yarbrough in (DB 4389, page 518 RODCT); thence South 36 deg. 58 min. 17 sec. West, 120.00 feet to a set iron pin in the northeasterly line of Joe F. Goodfred in (DB 5584, pg 424 RODCT); thence with said Goodfred North 53 deg. 02 min. 56 sec. West 163.45 feet to a set iron pin in the southeasterly margin of Buena Vista Pike; thence with said margin North 36 deg. 50 min. 49 sec. East, 120.00 feet to the point of beginning, containing 19,629 square feet, more or less, according to survey of Tommy E. Walker, RLS No. 1465, dated January 18, 1996.

Being the same property conveyed to John F. Smith and Joe T. Goodfred by deed from Lena Hewitt, of record in Book 10189, page 131, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor.

The legal description is the same as in the previous deed of record.

This is improved property known as 2132 A Buena Vista Pike, Nashville, TN 37218.

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 20 day of October, 2021.

Joe T. Goodfred

Joe T. Goodfred

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOE T. GOODFRED**, 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 30 day of October, 2021.



Notary Public

My Commission Expires: 6-5-2024