This Instrument Prepared By:
SPENCER FANE BONE MCALLESTER (APP)
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 766652 **DEEDQC**
12/03/2021 10:24:48 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20211203-0160475

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
Joseph P. Garner 309 Marshall Avenue Nashville, Tennessee 37207	New Owner	071-1-11-0-119.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PATRICIA MONYEI,** a single woman and **ROBERT SMITH**, a married man (collectively, "Grantor"), do hereby quitclaim and convey unto **JOSEPH GARNER, a married man** ("Grantee"), and Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following parcel of real estate located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. The legal description on Exhibit A is drawn from recorded documents and the attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title.

Kimberly Smith, the wife of Robert Smith, hereby joins in for the purpose of conveying her marital interests in the Property.

[Signature page to Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 26 day of October, 2021.

GRANTOR:

PATRICIA MONYEI

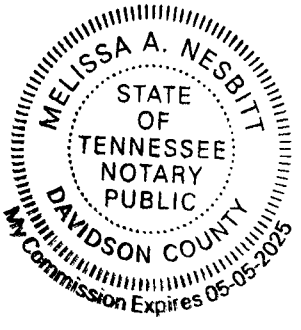
STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Patricia Monyei, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of October, 2021.

Melissa A. Nesbitt
NOTARY PUBLIC

My Commission Expires: 5-5-2025



ROBERT SMITH

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Robert Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of ~~October~~ November, 2021.

Melissa A. Nesbitt
NOTARY PUBLIC

My Commission Expires: 5-5-2025

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Kimberly Smith
KIMBERLY SMITH

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, Kimberly Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of ~~October~~ December, 2021.

Melissa A. Nesbitt
NOTARY PUBLIC

My Commission Expires: 5-5-2025

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

MELISSA A. NESBITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

Subscribed and sworn to before me, this 1st day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 5-5-2025

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 47 on the Plan of Trinity Heights Addition, of record in Book 161, page 38, Register's Office for said County.

Said property fronts 50 feet on the northerly margin of Marshall Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Patricia Monyei, Robert Smith, William Smith, and Joseph Garner by deed of record in Instrument No. 20040402-0037092 and re-recorded in Instrument No. 20040427-0047456, Register's Office of Davidson County, Tennessee.

This is improved property known as: 309 Marshall Avenue, Nashville, Tennessee 37207.