Karen Johnson Davidson County
Batch# 773353 DEEDQC
12/14/2021 09:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211214-0165061

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melanie Kay Smith	**Same**	**118 01 0 170.00**
(NAME) **1107 Paris Ave.**	(NAME)	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JOHN M. SMITH ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

MELANIE KAY SMITH ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 46 ½ FEET OF LOT NO. 75, ON THE PLAN OF DR. L. G. NOEL'S 200 SUBDIVISION OF IDLEWILD, OF RECORD ON BOOK 332, PAGE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT 75 FRONTS 46 M FEET ON THE SOUTHERLY MARGIN OF PARIS AVENUE, FORMERLY POPE AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MELANIE KAY SMITH AND JOHN M. SMITH, BY QUITCLAIM DEED FROM MELANIE KAY SMITH OF RECORD IN INSTRUMENT NO. 20070830-0104282 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1107 Paris Avenue, Nashville, Tennessee, 37204**

Witness our hands this the 6 day of December, 2021.

JOHN M. SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN M. SMITH** the within named bargainor, 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, this the 6 day of December, 2021.

Notary Public

My Commission Expires: 9-23-25

CARLY HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

True Copy Certification

I, **Ryan Terrell**, 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 12/6/2021 (Date of Document).

Affiant

12/6/2021
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 6th day of December, 2021.

Briana Gage
Notary

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

(Seal)

MY COMMISSION EXPIRES: _____