Karen Johnson Davidson County
Batch# 787801 DEEDQC
01/11/2022 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220111-0003727

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES: 9.20.23
(AFFIX SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
RAPHEAL FORD SMITH IV Personal Representative, Estate of Dorothy Boren Smith	**Same**	131 13 0 025.00
(NAME) **104 Cambridge Close**	(NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANNE CLARKE SCHWALL, RAPHAEL FORD SMITH IV, STEPHEN ANDERSON SMITH AND PETER HAMPTON SMITH** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **RAPHAEL FORD SMITH IV, Personal Representative for the Estate of Dorothy Boren Smith** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 11 on the Stanford and Criswell's Revised Plan of Westwood, as of record in Book 974, page 14, Register Office for Davidson County.

Said Lot No. 11 fronts 200 feet on the easterly side of Stanford Drive and runs back 500 feet, more or less, on the northerly line and 490 feet on the southerly line to the easterly line of said Subdivision, measuring 260 feet thereon.

Being the same property conveyed to Dr. Raphael F. Smith and wife, Dorothy Smith, by deed from Matt H. Dobson, IV and wife, Betty Smith Dobson, as of record in Book 4493, page 679, Register's Office for said County dated April 6, 1971 and recorded April 15, 1971.

The said Dr. Raphael F. Smith having since died on July 29, 2019 and the said Dorothy Smith having since died on December 19, 2020. Dorothy Smith died testate leaving the property to her four children Anne Clarke Schwall, Raphael Ford Smith IV, Stephen Anderson Smith and Peter Hampton Smith. The will having been probated in Davidson County Probate Court Docket No. 21P151

The purpose of this quitclaim deed is to convey the interests of the beneficiaries to the Estate of Dorothy Smith and empower the Personal Representative of the Estate to sell the property without the signatures of the beneficiaries.

This is ( ) **unimproved** (X) **improved** property known as: 5336 Stanford Dr., Nashville, TN 37215
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 11 day of November 2021.

Raphael Ford Smith, IV

Peter Hampton Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Laura Perry, a Notary Public of this county, Raphael Ford Smith, IV and Peter Hampton Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of October, 2021.

Notary Public

My commission expires: 9.20.23
(Seal)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Anne Clarke Schwall

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me Anne Clarke Schwall, a Notary Public of this county, Anne Clarke Schwall, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of November, 2021.

Notary Public

My Commission Expires: 04/14/2022
(SEAL)

S TETIVA
MY COMMISSION EXPIRES
NOTARY PUBLIC
04-14-2022
DEKALB COUNTY, GEORGIA

Stephen Anderson Smith

STATE OF Tennessee
COUNTY OF Knox

Personally appeared before me Jennifer Stachowski a Notary Public of this county, Stephen Anderson 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of November, 2021.

Notary Public

My Commission Expires: 5/6/23
(SEAL)

Jennifer L. Stachowski
State of Tennessee Notary Public
Knox County

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

True Copy Certification

I, **Diane March,** 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 this the 31st day of December, 2021.

Affiant Signature
Date 12/31/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of December, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

