Karen Johnson Davidson County
Batch# 803846 DEEDQC
02/11/2022 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220211-0015890

QUITCLAIM DEED

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
2323 21st Avenue South, Suite 306
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Smith	Same	**083 08 0 090.00**
912 Potter Lane **Nashville, TN 37206**	Same	

FOR AND 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, I, JULIAN SMITH, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO, SARAH SMITH, HEREINAFTER CALLED A GRANTEE(S), all of my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section Five, Rosewood Heights, of record in Plat Book 2331, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julian Smith and Sarah Smith, by Warranty Deed from James H. Rubin and Michelle M. Rubin, husband and wife, of record in Instrument no. 20150320-0024090, in the Register's Office of Davidson County, Tennessee, dated March 16, 2015 and recorded on March 20, 2015.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of December 2021.

GRANTOR:

Julian Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27 day of December 2021, before me personally appeared Julian Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 December 27, 2021.

Date

Affiant Signature

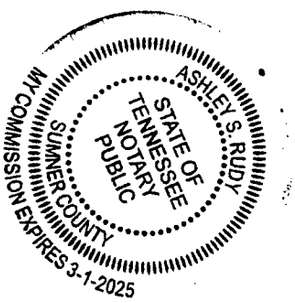
December 31, 2021
Date

State of Tennessee

County of Davidson

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

Notary's Signature



My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)