Karen Johnson Davidson County
Batch# 830617 DEEDQC
03/29/2022 01:10:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220329-0036277

Return to:

EQUITY SETTLEMENT SERVICES, INC.
444 ROUTE 111
SMITHTOWN NY 11787
FILE NO. 1678214

QUITCLAIM DEED

1688854

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SPENCER SMITH AND AUDREY MAE SMITH,	SPENCER SMITH AND AUDREY MAE SMITH	096-10-0-027.00
518 CROSSWOOD COURT NASHVILLE, TN 37214	518 CROSSWOOD COURT NASHVILLE, TN 37214	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SPENCER SMITH, A SINGLE MAN AND AUDREY MAE SMITH FORMERLY KNOWN AS AUDREY WILLIAMS, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **SPENCER SMITH AND AUDREY MAE SMITH, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 505 on the Plan of Cloverhill Subdivision, Section VIII, of record in Book 2331, Pages 10 & 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO SPENCER SMITH, A SINGLE MAN AND AUDREY WILLIAMS, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED DATED 08/15/2017. RECORDED 08/18/2017 INSTRUMENT NO. 20170818-0084894

Property known as, 518 CROSSWOOD COURT, NASHVILLE, TN 37214

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 hand this 1 day of Feb 1, 2022.

SPENCER SMITH

AUDREY MAE SMITH F/K/A
AUDREY WILLIAMS

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Derrick M Bradshaw of the state and county mentioned, personally appeared **SPENCER SMITH, AND AUDREY MAE SMITH F/K/A AUDREY WILLIAMS**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
Printed Name: Derrick M Bradshaw
My Commission Expires: 1-28-2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 1 day of Feb, 2022

Notary Public
My commission expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"
Legal Description

All that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 505 on the Plan of Cloverhill Subdivision, Section VIII, of record in Book 2331, Pages 10 & 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Parcel Id #: 096-10-0-027.00

For information only: 518 CROSSWOOD COURT, NASHVILLE, TN 37214.

BEING THE SAME PROPERTY CONVEYED TO SPENCER SMITH, A SINGLE MAN AND AUDREY WILLIAMS, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP BY DEED FROM JAMES W. SOUTHERLAND AND WIFE, MIRIAM A. SOUTHERLAND RECORDED 08/18/2017 IN DEED BOOK PAGE 20170818 0084894, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Tennessee Certification of Electronic Document

I, Michael Sollicito, 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 **02/01/2022** (date of document).

Michael Sollicito
Affiant Signature

03/22/2022
Date

State of NY

County of Suffolk

Sworn to and subscribed before me this **22nd** day of **March**, 2 **022**.

Notary's Signature

MY COMMISSION EXPIRES: 10/03/2025

NOTARY'S SEAL

JENNIFER TULKOP
Notary Public, State of New York
Reg. No. 01TU6134581
Qualified in Suffolk County
Commission Expires 10/03/2025