THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 830905 DEEDQC
03/30/2022 09:32:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220330-0036683

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2022.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Smith Funeral Directors, Inc. 4634 Clarksville Pk. Nashville, TN 37218	New Owner	081-06-0-432.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Melvin J. Smith and wife, Linda Bell Smith,** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Smith Funeral Directors, Inc., a Tennessee corporation,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Map of George Shield's 2nd addition to North Nashville Map of George's Shield's 2nd addition to North Nashville of record in Plat Book 57, Page 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 55 fronts 50 feet on the South side of Seifried Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Melvin J. Smith and wife, Linda Bell Smith by Warranty deed from Leland D. Watts, a/k/a Leland Watts, married of record in Instrument No. 20080501-0044360 Register's Office for Davidson County, Tennessee, dated April 30, 2008 and recorded on May 01, 2008.

Being also known as 1721 Seifried St. Nashville, Tennessee 37208.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March 2022.

Melvin J. Smith

Linda Bell Smith

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Melvin J. Smith and Linda Bell Smith, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of March 2022.

Notary Public
My Commission Expires: _____

