Karen Johnson Davidson County
Batch# 852646 DEEDQC
05/09/2022 12:11:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220509-0052929

22054847N/RTC **QUITCLAIM DEED**

MAIL RECORDED DEED TO:	**OWNER (SEND TAX BILLS TO):**
~~DAVID C. SMITH~~ G PAULA ~~ABD~~ALAS ~~250 W. 99TH~~ STREET. UNIT 6B NEW YORK, NY 10025	DAVID C. SMITH PAULA ABDALAS 250 W. 99TH STREET. UNIT 6B NEW YORK, NY 10025

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID C. SMITH, unmarried (herein, "Grantor"), whose address is 250 W. 99th Street, Unit 6B, New York, NY 10025, hereby bargains, sells, remises, releases, quit claims and conveys to DAVID C. SMITH, an unmarried man, and PAULA ABDALAS, an unmarried woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 250 W. 99th Street, Unit 6B, New York, NY 10025, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5002 Idaho Avenue, Nashville, TN 37209

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 19 day of April, 2022.

[SIGNATURES ON THE FOLLOWING PAGE(S).]

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

PIN NO: 10303010400

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

DAVID C. SMITH

STATE OF NEW YORK
COUNTY OF NEW YORK

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DAVID C. SMITH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19 day of APRIL, 2022

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/31/2025

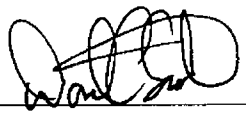
PAULETTE BRUNK
Notary Public - State of New York
No. 01BR6127853
Qualified in New York County
My Comm. Expires May 31, 2025

OATH OF CONSIDERATION

STATE OF New York
COUNTY OF New York

The actual consideration for this transfer is 0.

Grantee:

Grantee signature: 

DAVID C. SMITH

Subscribed and sworn to under oath before me, this 19 day of April, 2022 by DAVID C. SMITH.

[Affix Notary Seal]

Paulette Brunk
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/31/2025

PAULETTE BRUNK
Notary Public - State of New York
No. 01BR6127853
Qualified in New York County
My Comm. Expires May 31, 2025

Grantee:

Grantee signature: _____
PAULA ABDALAS

Subscribed and sworn to under oath before me, this 19 day of APRIL, 2022 by PAULA ABDALAS.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/31/2025

PAULETTE BRUNK
Notary Public - State of New York
No. 01BR6127853
Qualified in New York County
My Comm. Expires May 31, 2025

EXHIBIT A

[Legal Description]

A 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 50 FEET OF THE EASTERLY 110 FEET OF THE SOUTHERLY 150 FEET OF BLOCK NO. 18 ON THE MAP OF REALTY SAVINGS BANK AND TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, OF RECORD IN BOOK 421. PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE.

SAID PROPERTY FRONTS 50 FEET ON THE NORTHERLY MARGIN OF IDAHO AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAY S. STEINBERG BY DEED FROM AMY J. GRIGOR MOORE AND HUSBAND, ROBERT S. GRIGOR OF RECORD IN BOOK 8853, PAGE 647, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Deed Book 9891 at Page 664 on December 18, 1995.

PIN NO: 10303010400

STREET ADDRESS:

5002 Idaho Avenue, Nashville, TN 37209

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

22-068454 (NM)

True Copy Certification

I, Alex Williams, 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 4/19/2022 (date of document).

Alex Williams

Affiant Signature

4/19/2022

Date

State of ILLINOIS
County of COOK

Sworn to and subscribed before me this 19TH DAY OF APRIL 2022

Joan Lowery

Notary's Signature
MY COMMISSION EXPIRES: 12/28/22
Notary's Seal (if on paper)

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22