Karen Johnson Davidson County
Batch# 855665 DEEDQC
05/16/2022 09:05:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220516-0055662

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Thomas H. Smith, III, Affiant
Subscribed and sworn before me this the
16 Day of May, 2022.
Brandi Weeks, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Thomas H. Smith, III
AND WHEN RECORDED MAIL TO: Send Tax Bills To:
Alexandria A.E. Smith Winrow, Grantee(s)
118 Bennett Drive
Goodlettsville, TN 37072
Consideration: $ 0.00
Property Transfer Tax: $ 0.00
Assessor's Parcel No.: 081150003800
PREPARED BY: Thomas H. Smith, III certifies herein that he or she has prepared this Deed.

Thomas H. Smith, III
Signature of Preparer

5-14-2022
Date of Preparation

Thomas H. Smith, III
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on May 14, 2022 in the County of Davidson, State of Tennessee by Grantor(s), Thomas H. Smith, III, whose post office address is 2405 Underwood St. Nashville, TN 37208, to Grantee(s), Alexandria A.E. Smith Winrow, whose post office address is 118 Bennett Dr. Goodlettsville, TN 37072,

WITNESSETH, that the said Grantor(s), Thomas H. Smith, III, for good consideration and for the sum of Zero Dollars ($ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Thomas H. Smith, III
Signature of Grantor

Thomas H. Smith, III
Print Name of Grantor

Derrick Jones
Signature of First Witness to Grantor(s)

Derrick Jones
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Maudenea D Armstrong
Signature of Second Witness to Grantor(s)

Mardinia D. Armstrong
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Alexandria A.E. Smith Winrow
Signature of Grantee

Alexandria A.E. Smith Winrow
Print Name of Grantee

Derrick Jones
Signature of First Witness to Grantee(s)

Derrick Jones
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Maudenea D Armst
Signature of Second Witness to Grantee(s)

Mardinia D. Armstrong
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On May 14th 2022, before me, Rodney D. Jackson, a notary public in and for said state, personally appeared, Alexandria Adella Elexus Smith winRow, Thomas Henry Smith III

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Rodney Jackson

Signature of Notary

Affiant Known _____ Produced ID ✓

Type of ID TNDL#110684274

TNDL#062813431

EXP 11-06-2024

(Seal) RODNEY DONTAE JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

BILL GARRETT, Davidson County
Trans:T20150029546 DEEDQC
Recvd: 04/20/15 12:12 2 pgs
Fees:12.00 Taxes:0.00
20150420-0034911

Recording requested by Ruby B. Smith

When recorded mail to:
Name Thomas H. Smith, III
Address: 2405 Underwood Street
City/State/Zip Nashville, TN 37208

Document prepared by:
Name Ruby B. Smith
Address 3952 Drakes Branch Rd.
City/State/Zip Nashville, TN 37218

Quitclaim Deed

This Quitclaim Deed is made on 3-13-15, between Ruby B. Smith, Grantor, of 3952 Drakes Branch Rd. City of Nashville, State of Tennessee, and Thomas H. Smith, III, Grantee, of 2405 Underwood St. City of Nashville, State of Tennessee.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his heirs and assigns, to hold forever, located at 1407 22nd Ave. North, City of Nashville, State of Tennessee, Parcel number 08115003800.

Being Lot 87 in S.A. Champions Subdivision of Lots 85 to 168, 169 to 228 and Lots 235 to 252 in Harding Plan of record in Book 21, Page 80, Register's Office for said County.

Said Lot 87, fronts 70 feet on the westerly side of 22nd Avenue North formerly Champion Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas H. Smith by virtue of Installment Deed dated July 17, 1975 of record at Book 5103, Page 862 in said Register's Office, Tennessee.

ROSLYN ARMSTRONG COOCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2018

BEING THE SAME PROPERTY CONVEYED TO THOMAS H. SMITH and RUBY SMITH by deed in INSTRUMENT # 20100125-0006150, RODC., TN. THOMAS H. SMITH IS NOW DECEASED.

See Reverse.