QUITCLAIM DEED

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

L-QCD-22-7419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cinda Smith, unmarried	**New Owner**	
(NAME)	(NAME)	**14202013800**
7419 Bridle Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **JAMES WESLEY CANTRELL AND CINDA KAY KOLEMBA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CINDA SMITH, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 181 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 181 fronts 85 feet on the southerly margin of Bridle Drive and extends back 147.27 feet on the easterly line and 152.28 feet on the westerly line to a broken line in the rear measuring 103.25 feet thereon.

Being the same property conveyed to James Clarence Cantrell by Order dated January 26, 1995 and filed for record on February 3, 1995 in Book 9588, Page 28, Register's Office for Davidson County, Tennessee. The said James Clarence Cantrell having since died intestate on July 25, 2019 leaving Cinda Smith, James Wesley Cantrell and Cinda Kay Kolemba as his heirs at law as evidenced by Affidavit of Heirship recorded in Instrument No. 20220531-0062758, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **7419 Bridle Drive, Nashville, Tennessee 37221**.

Karen Johnson Davidson County
Batch# 864924 **DEEDQC**
05/31/2022 02:36:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220531-0062759

Witness my/our hand(s) this the 3rd day of ~~March~~ May, 2022.

James Wesley Cantrell

Cinda Kay Kolemba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WESLEY CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of ~~March~~ May, 2022.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CINDA KAY KOLEMBA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of March, 2022.

Notary Public

My Commission Expires: _____

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

Witness my/our hand(s) this the 6th day of ~~March~~ April, 2022.

James Wesley Cantrell

Cinda Kay Kolemba

Cinda Kay Kolemba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES WESLEY CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of March, 2022.

Notary Public

My Commission Expires: _____

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COUNTY OF DAVIDSON

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