QUITCLAIM DEED

STATE OF TENNESSE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

PETER HAMPTON SMITH
Affiant

JACQUELYN AMY SMITH
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF June, 2022.

Notary Public

My Commission Expires: November 19, 2025

WILLIAM F. HYDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 871293 DEEDQC
06/14/2022 11:09:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220614-0067503

This document was prepared by:

Bill F. Hyde, BPR #035709
H&L Law
4050 Kings Camp Pass
Arrington, Tennessee 37014

Contact Information:
615.509.4434
Bill@HLLaw.net

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel No.:**
Peter Hampton Smith 6089 Frontier Lane Nashville, TN 37211	Peter Hampton Smith 6089 Frontier Lane Nashville, TN 37211	172-6-A-22.00CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of no dollars and no cents paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, PETER HAMPTON SMITH AND WIFE, JACQUELYN AMY SMITH, hereinafter called the Grantors, having bargained and sold, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto PETER HAMPTON SMITH, AN UNMARRIED PERSON, hereinafter called the Grantee, his successors, heirs, and assigns, all of their entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Mountain View, Section 1, of record in the Plat Book 9700, Pages 562 and 563, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to PETER HAMPTON SMITH AND WIFE, JACQUELYN AMY SMITH, by Warranty Deed from MICHAEL S. LEAHY AND WIFE, THERESA K. LEAHY,

dated February 27th, 2004, of record in Instrument Number 20040302-0023633, Register's Office for Davidson County, Tennessee.

PETER HAMPTON SMITH and JACQUELYN AMY SMITH divorced pursuant to the Final Decree of Divorce issued by the Third Circuit Court for Davidson County, Tennessee at Nashville on Docket 21D-917 dated April 6, 2022. JACQUELYN AMY SMITH joins in this conveyance for the purpose of ceding her marital interest in this property.

This conveyance is made subject to all restrictions, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property commonly known as 6089 Frontier Lane in Nashville, Tennessee 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property, but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I, PETER HAMPTON SMITH, for this Quitclaim Deed have set my hand on this the 13TH day of June, 2022.

Grantor – PETER HAMPTON SMITH

IN WITNESS WHEREOF, I, JACQUELYN AMY SMITH, for this Quitclaim Deed have set my hand on this the 13TH day of June, 2022.

Grantor – JACQUELYN AMY SMITH

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned who is a Notary Public in and for said county and state, the within named PETER HAMPTON SMITH and JACQUELYN AMY SMITH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposed contained therein.

WITNESS my hand and official seal at Franklin, Tennessee, this the 13TH day of June, 2021.

William F. Hyde
Notary Public

My Commission Expires: November 19, 2025

WILLIAM F. HYDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY