Karen Johnson Davidson County
Batch# 896505 DEEDQC
08/01/2022 10:56:21 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220801-0087076

REPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this quitclaim deed.*	STATE OF TENNESSEE) COUNTY OF DAIVDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 29 day of July 2022. Notary Public My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

QUITCLAIM DEED

Address New Owner: Charles Gregory Smith, Jr. 6501 Grayson Court Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: 115 14 0 002.00 115 14 0 080.00 115 13 0 060.00

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, **Virginia Abernethy, married,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Charles Gregory Smith, Jr.,** his heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Tract 1:
Lot 810-A, Resubdivision of Lot 810, West Meade Farms, Inc., Section 9, as shown on plat of record in Plat Book 8250, Page 562, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tracts 2 and 3:
Lots 810-B, and 810-C, Resubdivision of Lot 810-B, West Meade Farms, Inc., Section 9, as shown on plat of record in Plat Book 8250, Page 605, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Charles Gregory Smith, Jr. and wife, Virginia Abernethy, by Warranty Deed from Ann McRedmond Waddey, married, of record in Book 9428, Page 67, in the Register's Office of Davidson County, Tennessee, dated July 25, 1994, and recorded on August 4, 1994.

Being part of the same property conveyed to Charles Gregory Smith et ux, Virginia Abernethy, Tenants by the entirety, by Quit Claim Deed from Brenda J. Fisher, Trustee, of record in Book 8464, Page 741, and re-recorded in Book 8488, Page 807, in the Register's Office of Davidson County, Tennessee, dated October 8, 1991, and recorded on October 16, 1991.

Being part of the same property conveyed to Charles Gregory Smith, by Quit Claim Deed from Heather Browne, of record in Book 7989, Page 222, in the Register's Office of Davidson County, Tennessee, dated November 17, 1989, and recorded on November 21, 1989.

Being part of the same property conveyed to Charles Gregory Smith, by Quit Claim Deed from Heide Browne, of record in Book 5755, Page 189, in the Register's Office of Davidson County, Tennessee, dated May 15, 1981, and recorded on June 9, 1981.

Being part of the same property conveyed to Heide Browne, a life estate, and Heather Browne, with the remainder, by Quit Claim Deed from Charles Gregory Smith, Jr., of record in Book 5539, Page 705, in the Register's Office of Davidson County, Tennessee, dated November 30, 1979, and recorded on December 5, 1979.

Being part of the same property conveyed to Charles Gregory Smith, Jr., by Warranty Deed from Lawrence S. Baunach and wife, Carol D. Baunach, of record in Book 5129, Page 935, in the Register's Office of Davidson County, Tennessee, dated March 28, 1977, and recorded, on March 31, 1977.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

These are unimproved properties known as 6518, 6516, and 6514 Grayson Court Nashville, TN 37205.

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 29 day of July 2022.

Virginia Abernethy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Virginia Abernethy**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of July 2022.

Notary Public

My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025