Karen Johnson Davidson County
Batch# 904441 DEEDQC
08/17/2022 11:31:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220817-0093240

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Suite 150**<br>**Brentwood, TN 37027** | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br><br>The actual consideration for this transfer is: $-0-.<br>Margaret Smith<br>Affiant<br>Subscribed and sworn to before me, this 15th day of July, 2022.<br>Notary Public<br>My Commission Expires: Jan 3, 2023 |

NATALIA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXP. JAN. 03, 2023

**QUITCLAIM DEED**

| | | |
|---|---|---|
| Address New Owner:<br>James S. Smith, III and Margaret Smith<br>515 S 13th Street<br>Nashville, TN 37206 | Send Tax Bills To:<br>New Owner | Tax Information:<br>094-01-0-030.00 |

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, **James S. Smith, III and Margaret Smith f/k/a Margaret C. Culler, husband and wife,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **James S. Smith, III and Margaret Smith, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James S. Smith, III and Margaret C. Culler, husband and wife by Warranty deed from Matthew R. Rhead, a single person of record in Instrument No. 20170113-0004065 Register's Office for Davidson County, Tennessee, dated January 11, 2017 and recorded on January 13, 2017.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 15th day of July 2022.

James S. Smith, III

Margaret Smith f/k/a Margaret C. Culler

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James S. Smith, III and Margaret Smith f/k/a Margaret C. Culler, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of July 2022.

NATALIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXP. JAN. 03, 2023

Notary Public
My Commission Expires: Jan 3, 2023