THIS INSTRUMENT PREPARED BY:

MIKE J. URQUHART
ATTORNEY AT LAW
121 EAST CEDAR STREET
GOODLETTSVILLE, TENNESSEE 37072

QUITCLAIM DEED

FROM: **JAMES W. SMITH**

TO: **JOEL A. SMITH, SR.**

Karen Johnson Davidson County
Batch# 906908 DEEDQC
08/24/2022 09:13:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220824-0095425

STATE OF ALABAMA]
COUNTY OF Madison]

The actual consideration or value, whichever is greater, for this transfer is $10.00.

JAMES W. SMITH

CHRIS NORTH NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Feb. 10, 2025

Subscribed and sworn to before me this the 22nd day of July, 2022.

MY COMMISSION EXPIRES FEBRUARY 10, 2025

NOTARY PUBLIC

My Commission Expires: _____

Address New Owner:	Send Tax Bill To:	Map & Parcel:
Joel A. Smith, Sr. 625 Ronnie Road Madison, Tennessee 37115	P.O. Box 157 Madison, TN 37116	042 07 0 078.00

FOR AND IN CONSIDERATION of Ten and no/ 100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **JAMES W. SMITH,** hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOEL A. SMITH, SR.**, hereinafter called Grantee, his heirs and assigns, all of my right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 46 on the plan of Haven Acres, Section 2, of record in Plat Book 2331, Page 139, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of Ronnie Road at the corner of Lots 45 & 46; thence with the line between said two lots, westerly 242.02 feet; thence northerly 261.90 feet to the southerly margin of Nesbitt Lane; thence with the same, easterly 231.72 feet to the beginning of a curve; thence around said curve having a radius of 25 feet; southeasterly 35.16 feet to the westerly margin of Ronnie Road; thence with the same, southerly 198.31 feet to the beginning.

BEING the same property conveyed to Erna C. Smith, a widow, by deed from Alfred M. Clark and wife, Willa Dean Clark, of record in Book 10693, Page 93, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is subject to any and all existing restrictions and easements of record.

IN WITNESS WHEREOF, the undersigned have executed this instrument this the 22 day of July, 2022.

"GRANTOR"

JAMES W. SMITH

STATE OF ALABAMA]
COUNTY OF Madison]

Personally appeared before me, a Notary Public, in and for said County and State, the within named **James W. Smith** (Grantor), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Huntsville, Alabama, this, the 22nd day of July, 2022.

MY COMMISSION EXPIRES FEBRUARY 10, 2025

NOTARY PUBLIC

My Commission Expires: _____.

CHRIS NORTH
NOTARY
My Comm. Expires
Feb. 10, 2025
PUBLIC
ALABAMA STATE AT LARGE