QUITCLAIM DEED

L-QCD-22-2420

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 25th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(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)
Rosetta Smedley	**Rosetta Smedley**	
(NAME)	(NAME)	
2420 Melbourne Drive	**2420 Melbourne Drive**	**07307010500**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37214**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIFFANY DOWNS AND KEATON MARSHALL AND KARLEIGH SMEDLEY-BROWN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROSETTA SMEDLEY,** hereinafter called the Grantee, her heirs 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. 297 on the Plan of Section IV, Sunset View Subdivision, of record in Plat Book 2854, page 63, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Thomas Jefferson Smedley by Quitclaim Deed from Diana Lynne Smedley filed for record on September 19, 2011 in Instrument No. 20110919-0072178, Register's Office for Davidson County, Tennessee. Said Thomas Jefferson Smedley having since died on October 8, 2021leaving Rosetta Smedley, Tiffany Downs, Keaton Marshall and Karleigh Smedley-Brown as his heirs at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20220831-0098171, 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: **2420 Melbourne Drive, Nashville, Tennessee 37214**.

Karen Johnson Davidson County
Batch# 910668 **DEEDQC**
08/31/2022 10:41:12 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20220831-0098172

Witness my/our hand(s) this the 1 day of August, 2022.

Tiffany Downs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY DOWNS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2022.

Cynthia Montgomery
Notary Public

My Commission Expires: 3/19/2025

(SEAL)

CYNTHIA MONTGOMERY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 19, 2025
COUNTY OF WILSON

Witness my/our hand(s) this the 21 day of July, 2022.

Keaton Marshall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEATON MARSHALL, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 of July, 2022.

Notary Public

My Commission Expires: 6/2/24

(SEAL)



Witness my/our hand(s) this the 16th day of August, 2022.

Karleigh Smedley-Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KARLEIGH SMEDLEY-BROWN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2022.

Notary Public

My Commission Expires: 3/3/26

(SEAL)



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