QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 913799 DEEDQC
09/07/2022 04:00:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220907-0100483

LF-QCD-22-3003

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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 30th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(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)
James Robert Smith, Sr and Arlando Hall	**NEW OWNER**	060
(NAME)	(NAME)	
3003 Creekwood Drive,	**1063 Rambling Brook Rd**	02 0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Nashville, TN 37218**	202.00
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES ROBERT SMITH, SR, A Married Man,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JAMES ROBERT SMITH, SR, A Married Mand, AND ARLANDO HALL, A Married Man,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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. 144 on the Plan of Section One, Parkwood Estates of record in Nat Book 2900, Page (s) 119 and 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot front 100 feet on the Easterly side of Creekwood Drive and was back 128.9 feet on the North line and 102 feet on the South line to a dead line, which is a broken line on which it measures 106.6 feet.

Being the same property conveyed to James Robert Smith, Sr. by Warranty deed from Courtney E. Hall, of record in instrument No. 20210316-0034972 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 16, 2021.

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: **3003 Creekwood Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 26 day of August, 2022.

James Robert Smith

James Robert Smith, Sr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ROBERT SMITH, SR, 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 .

Brittany Stewart

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212