Karen Johnson Davidson County
Batch# 961320 DEEDQC
01/17/2023 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230117-0003282

Name and Address of New Owner:
Send Tax Bills To:
William T. Smith, Jr and Charisse M. Smith
1508 Naples Avenue
Nashville, TN 37207

This Instrument Prepared By:
Tennessee Title Services LLC
547 N Mt Juliet Rd
Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 032 14 0 012.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ronald W. Smith,** "the Grantor," convey and quitclaim unto **William T. Smith, Jr and Charisse M. Smith, husband and wife,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 15 on the Plan of Grande Villa, Section II of record in Book 4675, Page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 128.6 feet on the northerly margin of Naples Avenue and extends back 465.9 feet on the westerly line and 338.5 feet on the easterly line to a line in the rear measuring 225 feet thereon.

BEING the same property conveyed by Warranty Deed from Jimmy Morris Stinson and wife, Mary Jane Stinson to William Taylor Smith and wife, Lois W. Smith, recorded March 28, 1979, as Book 5410 Page 966 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $82,200.00.

The said William Taylor Smith Sr. died on October 4, 2011, leaving the said Lois W. Smith the sole surviving tenant by the entirety.

BEING the same property conveyed by Quit Claim Deed from Lois W. Smith, by and through C. Alesia Morehead, Conservator to Lois W. Smith, Ronald W. Smith, C. Alesia Morehead, and William T. Smith, Jr. as joint tenants with rights of survivorship, recorded December 10, 2014, as Instrument No. 20141210-0113223 in Davidson County, Tennessee Register of Deeds.

The said Lois Willingham Smith died testate on September 26, 2020, devising subject property to William T. Smith, Jr., Ronald W. Smith, Charlet Alesia Morehead, as evidenced in File No. 21P302, Probate Court Clerk's Office for Davidson County, Tennessee.

Commonly Known As: 1508 Naples Avenue, Nashville, TN 37207

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Deed on the 11th day of January, 2023.

Ronald W. Smith (SEAL)
Ronald W. Smith

STATE OF Tennessee
COUNTY OF Davidson

On this 11th day of January, 2023, before me personally appeared **Ronald W. Smith** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of January, 2023.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Signature
My commission expires: 2/28/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00** which amount is equal to or greater than the amount which the property transferred would command ~~at a~~ fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Sworn to and subscribed before me this 11th day of January, 2023.

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary Signature
My commission expires: 2/28/2023

202301170003282

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Jan 11, 2023.

Affiant Signature

Jan 16, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on Jan 16, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON