QUITCLAIM DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

AJ-AOH-QCD-23-2471

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 6th DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to)

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

Karen Johnson Davidson County
Batch# 989720 DEEDQC
04/10/2023 09 12 22 AM 3 pgs
Fees $17 00 Taxes $0 00

20230410-0025515

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX B	UMBER (S)
Freda Renee Warren, Anthony Eugene Smith, Fredrick James Smith, Robert Wayne Smith, Terry Lamonte Smith, and Tammie Marie Smith	**New Owners**	
(NAME)	(NAME)	
2741 Old Matthews Road		**06009001000**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Freda Renee Warren, Anthony Eugene Smith, Fredrick James Smith, Robert Wayne Smith, Terry Lamonte Smith, and Tammie Marie Smith,** hereinafter called the Grantors, by these presents do hereby convey, assign, and quitclaim unto **Freda Renee Warren, Anthony Eugene Smith, Fredrick James Smith, Robert Wayne Smith, Terry Lamonte Smith, and Tammie Marie Smith**, hereinafter called the Grantees, their heirs, successors, and assigns, all Grantors' 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 the 13th Civil District Annexed (Formerly the 12th Civil District) of Davidson County, Tennessee, being Lot No 260 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description of said lot

Said Lot No 27 fronts 58 feet on the westerly side of 26th Avenue North and runs back 125 feet on the northerly and 160 feet on the southerly line to a dead line in the rear, measuring 65 8 feet thereon

Being the same property conveyed to **Fred Smith and wife, Jean A. Smith** by **Warranty Deed** from **Jones Homes, Inc., a Tennessee Corporation**, of record in **Book 4770, Page 391**, in the Register's Office for Davidson County, Tennessee

The said **Jean A. Smith** having since died on December 15, 2022, the property vested completely in the remaining tenant by the entirety, **Fred Smith**, by operation of law The said **Fred Smith** having since died intestate on December 30, 2022, the property of the said **Fred Smith** vesting at his death in **Freda Renee Warren, Anthony Eugene Smith, Fredrick James Smith, Robert Wayne Smith, Terry Lamonte Smith,** and **Tammie Marie Smith.**, as evidenced by Affidavits of Heirship of record in Instrument Nos 20230405-0024707 and 20230405-0024708, Register's Office for Davidson County, Tennessee

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due

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 **2741 Old Matthews Road, Nashville, TN, 37207**

Witness my hand this the 22nd day of March, 2023

Freda Renee Warren
Freda Renee Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Freda Renee Warren**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd day of March, 2023

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



Witness my hand this the 24 day of March, 2023

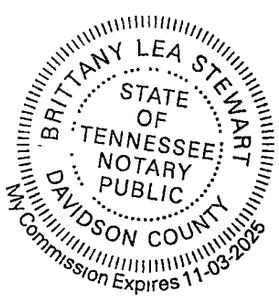
Anthony Eugene Smith
Anthony Eugene Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Anthony Eugene Smith**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 24th day of March, 2023

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



Witness my hand this the 23 day of March, 2023

Fredrick J Smith
Fredrick James Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Fredrick James Smith**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 23rd day of March, 2023

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



Witness my hand this the 22nd day of March, 2023

Robert Wayne Smith

Robert Wayne Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Robert Wayne Smith**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd day of March, 2023

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

Witness my hand this the 22nd day of March, 2023

Terry Smith

Terry Lamonte Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Terry Lamonte Smith**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 22nd day of March, 2023

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

Witness my hand this the 3 day of April, 2023

Tammie M. Smith

Tammie Marie Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Tammie Marie Smith**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal, this the 3rd day of April, 2023

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