Karen Johnson Davidson County
Batch# 1027158 DEEDQC
07/18/2023 08 58 22 AM 2 pgs
Fees $12 00 Taxes $0 00
20230718-0055038

**THIS INSTRUMENT PREPARED BY:**

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

# QUITCLAIM DEED

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

**TO:** **JAMES W. SMITH**

**STATE OF TENNESSEE** ]
**COUNTY OF DAVIDSON** ]

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

**JOEL A. SMITH, JR.**

Subscribed and sworn to before me this the 11 day of July, 2023

MIKE J URQUHART STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires July 06, 2026

**NOTARY PUBLIC**

My Commission Expires: _____

| **Address New Owner:** | **Send Tax Bill To:** | **Map & Parcel:** |
|---|---|---|
| James W. Smith.<br>112 Lawson Wall Dr.<br>Huntsville, Alabama 37806 | P.O. Box 157<br>Madison, TN 37116 | 072 06 0 187.00 |

**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, **JOEL A. SMITH, SR.,** hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **JAMES W. SMITH**, 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 20, Casper Zopfi Place of record at Map & Parcel 072 06 0 187.00, and more commonly known as 1053 E. Trinity Lane, to which reference is made for a more complete description in the Register's Office for Davidson County, Tennessee.

**BEING** the same property conveyed by Affidavit of Heirship or record at instrument no. 20210122-0010095, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This property is commonly known as 1053 E. Trinity Lane, Nashville, Davidson County, Tennessee 37216.

**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 11 day of July, 2023.

**"GRANTOR"**

**JOEL A. SMITH, SR.**

**STATE OF TENNESSEE** ]
**COUNTY OF DAVIDSON** ]

Personally appeared before me, a Notary Public, in and for said County and State, the within named **Joel A. Smith, Sr.** (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 Nashville, Tennessee, this, the 11 day of July, 2023.

MIKE J URQUHART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 05, 2026

**NOTARY PUBLIC**

My Commission Expires: _____.