Karen Johnson Davidson County
Batch# 1027158 DEEDQC
07/18/2023 08:58 22 AM 2 pgs
Fees $12 00 Taxes $0 00
20230718-0055039

THIS INSTRUMENT PREPARED BY:

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

QUITCLAIM DEED

FROM: **JAMES W. SMITH**

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

HEATHER JAMES NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm Expires Aug 10, 2025

STATE OF ALABAMA]
COUNTY OF Madison]

The actual consideration or value, whichever is ~~greater, for this transfer~~ is $10 00

JAMES W. SMITH

Subscribed and sworn to before me this the 28th day of June, 2023

NOTARY PUBLIC

My Commission Expires. 8/10/25

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Joel A Smith, Sr 625 Ronnie Road Madison, Tennessee 37115	P.O. Box 157 Madison, TN 37116	043 13 0 366.00

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, **JAMES W. SMITH,** hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOEL A. SMITH, SR.**, 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. 26 of Block "I" on the map of Forest Park Subdivision in Madison of record in Book 843, Page 44, register's office for said county.

SAID Lot 26 fronts 50 feet on the south side of Elm Street and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed by Affidavit of Heirship dated December 28, 2019, of record at Instrument No. 20210122-0010095, Register's Office of Davidson County, Tennessee.

This is real property commonly known as 256 Elm Street, Madison, Tennessee 37115.

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 28th day of June, 2023.

"GRANTOR"

JAMES W. SMITH

STATE OF ALABAMA]
COUNTY OF Madison]

Personally appeared before me, a Notary Public, in and for said County and State, the within named **James W. Smith** (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 Huntsville, Alabama, this, the 28th day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 8/10/25.

HEATHER JAMES NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Aug 10, 2025