Karen Johnson Davidson County
Batch# 1027158 DEEDQC
07/18/2023 08 58 22 AM 2 pgs
Fees: $12 00 Taxes $0 00
20230718-0055040

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.**

STATE OF ALABAMA]
COUNTY OF Madison]

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

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 14 0 046.00

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. 13 on the Map of Tract One, Forrest Park Acres, at Madison, Tennessee, of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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 542 E. Maple St., 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