Karen Johnson Davidson County
Batch# 1032926 DEEDQC
08/01/2023 10:37:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230801-0059223

This Instrument Prepared By:
SPENCER FANE LLP (APP)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel No.:**
Howard & Howard Properties, LLC 1205 Highland Village Trace Birmingham, Alabama 35242	New Owner	092-02-0-202.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MELISSA HOWARD SMOOT,** a married woman ("Grantor"), does hereby quitclaim and convey unto **HOWARD & HOWARD PROPERTIES, LLC**, an Alabama limited liability company ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 2711 Alameda Street, Nashville, Davidson County, Tennessee 37208. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

[Signatures on next page]

[Signature page of Quitclaim Deed]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective as of the 14th day of July, 2023.

GRANTOR:

Melissa Howard Smoot

Melissa Howard Smoot

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Melissa Howard Smoot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Birmingham, Alabama, this the 14 day of July, 2023.

William E. Ward

Notary Public

My Commission Expires: 10/28/24

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 26th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: May 9, 2024

ALEXANDREA HAMMERSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

[Legal Description]

Being Lot Number 124, Block 5 on the Map of Hefferman Place, sometimes known as Hefferman Place, of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the south side of Alameda Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Melissa Howard Smoot, by deed, of record in Instrument No. 20161109-0118508, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Andrea Perry, 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 July 14, 2023 (date of document).

Andrea P. Perry
Affiant Signature

7/26/2023
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 26th day of July, 2023

Notary's Signature

My Commission Expires: May 9, 2024

ALEXANDREA HAMMERSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY