Karen Johnson Davidson County
Batch# 1060551 DEEDQC
10/13/2023 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231013-0080490

Return To:
Title Pronto, LLC
800 Westmere Ave, Ste 300
Charlotte, NC 28208

Order Number:
106249TN

QUITCLAIM DEED

THIS DEED OF CONVEYANCE made and entered into on this 12 day of October, 2023, by and between **LIAM SMITH,** a married man, joined by his spouse MARION ELIZABETH KIRKPATRICK hereinafter known and referred to as **GRANTOR**, and **LIAM SMITH**, a married man, whose tax mailing address is 3102 Harlin Dr, Nashville, TN 37211, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of **Ten and No/100 Dollars ($10.00)**, cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents quitclaims unto the Grantee, his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 28 ON THE PLAN OF AN ADDITION TO AND A REVISION OF LOTS NOS. 93, 94, 95, 96, 97 OF THE H. G. MCNABB SUBDIVISION OF RECORD IN PLAT BOOK 1130, PAGE 79, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same parcel conveyed to ANDREA K. HOLMAN, an unmarried woman from LIAM SMITH, a single man, by virtue of a Deed dated September 30, 2019, recorded October 2, 2019, as Instrument No. 20191002-0100425 County of Davidson, State of Tennessee.

Assessor's Parcel No: 119 13 0 028.00

This conveyance is exempt from transfer tax under T.C.A 67-4-409(a)(3)(A), as same dissolves a tenancy by the entirety from one spouse to the other, and therefore, no oath of value is

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required for this deed in accordance with the provisions of T.C.A. 67-4-409(a)(5).

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

LIAM SMITH

MARION ELIZABETH KIRKPATRICK

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 6 day of October, 20 23, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **LIAM SMITH** and **MARION ELIZABETH KIRKPATRICK**.

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: 01/06/2025

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IN THIS OATH OF CONSIDERATION, I, as Grantee hereby swear or affirm that the actual consideration for this transfer is $ 10, to the best of the Grantee knowledge, information and belief.

LIAM SMITH

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 6 day of October, 2023, the foregoing Oath of Consideration was produced to me and was sworn to, acknowledged and delivered by **LIAM SMITH.**

Notary Public
My Commission Expires: 01/06/2025

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Liam Smith
3102 Harlin Dr
Nashville, TN 37211

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Property Owner and Address:
Liam Smith
3102 Harlin Dr
Nashville, TN 37211

This instrument prepared without title examination by:
Reginald Harrion, Esq. (TN Bar# 040700)
o/b/o PC Law Associates, LLC
200 Fleet St, Ste 6100
Pittsburgh, PA 15220

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Tennessee Certification of Electronic Document

I, Candice Weyant, 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 10-6-23 (date of document).

Candice Weyant
Affiant Signature

10-13-23
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 13 day of October, 2023.

Amanda Simpson
NOTARY PUBLIC
Union County
North Carolina
My Commission Expires 06/03/2026

Amanda Simpson
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL