Karen Johnson Davidson County
Batch# 1069645 DEEDQC
11/08/2023 08:18:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231108-0087223

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 7th day of November , 2023.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR STREET, SUITE 100
MURFREESBORO, TN 37129

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
420 QUEENS ROAD LLC	**SAME**	**10416025300**
420 QUEENS RD # 3		
CHARLOTTE, NC 28207		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **DAVONNE SMITH** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **420 QUEENS ROAD LLC** called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 226, on the Plan of Belmont Land Co.'s Plan, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Davonne Smith by Bankruptcy Trustees Deed dated November 2, 2023 and recorded on November 7, 2023 in Instrument Number 20231107-0087056, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Grandote Investments TN, LLC, a Tennessee limited liability company, by Quitclaim Deed from Layton Homes 2, LLC, a Tennessee limited liability company, dated February 11, 2022, of record in Instrument No. 20220215-0017429, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Layton Homes 2, LLC, a Tennessee limited liability company, by Warranty Deed from Scott D Yates and Carolyn Rambo Yates, dated August 31, 2020, of record in Instrument No. 20200901-0098864, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as **1811 BEECHWOOD AVE, NASHVILLE, TN 37212.**

WITNESS my/our hand(s) this 3RD day NOVEMBER, 2023.

Davonne Smith

DAVONNE SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3RD day of NOVEMBER, 2023 before me personally appeared **DAVONNE SMITH**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Notary Public

My commission expires: 7/7/25

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON NOTARY 2023 MY COMM. EXPIRES JULY 7

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/3/23 (date of document).

Affiant Signature

11/7/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7 day of November 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

