THIS INSTRUMENT WAS PREPARED BY:
Gregory Hazelwood, Attorney
LARRY R. WILLIAMS, PLLC
315 Deaderick Street, Suite 1510
Post Office Box 190632
Nashville, Tennessee 37219-0632
615-256-8880

Karen Johnson Davidson County
Batch # 1087893 DEEDQC
01/03/2024 11:02:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240103-0000588

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Norton Richard Smith, III 805 Silverbrook Court Nashville, TN 37221	Norton Richard Smith, III 805 Silverbrook Court Nashville, TN 37221	07101010200

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney. The preparer makes no warranties or representations regarding the status of title to the property.

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, AVONDALE INVESTORS GENERAL PARTNERSHIP, a Tennessee general partnership, hereinafter the Grantor, by these presents does hereby quitclaim, transfer and convey unto NORTON RICHARD SMITH, III, hereinafter the Grantee, its successors and assigns, all of Grantor's right, title and interest in and to certain tracts or parcels of land in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being "Reserved Parcel A," of Section One, Trinity Hills Village, as of record in Plat Book 4175, Page 62, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being the same property conveyed to Avondale Investors General Partnership by quitclaim from John F. Cawthon dated April 27, 2022 as of record in Instrument Number: 20220502-0050882, at the Register's Office for Davidson County, Tennessee.

Being more particularly described as Davidson County map-parcel number 071-01-0 102.00.

This is unimproved real property known as 0 Avondale Court, Nashville, TN 37207.

Grantee shall be responsible for all taxes and encumbrances. Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises and all restrictions and easements of record in said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 12 day of December 2023.

GRANTOR:

JOHN F. CAWTHON, GENERAL PARTNER
AVONDALE INVESTORS GENERAL PARTNERSHIP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN F. CAWTHON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 12th day of December 2023.

MEGAN STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 07/07/2025

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00) Dollars.

John J Carithers
AFFIANT

Sworn to and subscribed before me, this 12 day of December 2023.

MEGAN STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Megan Stephens
Notary Public
My Commission Expires: 07/07/2025