Karen Johnson Davidson County
Batch# 1093268 DEEDQC
01/24/2024 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $210.90
20240124-0004647

THIS INSTRUMENT PREPARED BY:

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EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-11-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

Judith M McPherson
AFFIANT

Subscribed and sworn to before me this 23rd **day of** January, **2024.**

Notary Public

My Commission Expires: 01-11-26

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel No.:
Eric Smith, et al. 4213 Grapevine Loop Smyrna, TN 37167	-SAME-	092 06 0 184.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Judith O. McPherson** ("Grantor") hereby releases, remises and quitclaims unto **Eric Smith and Geran Smith** as equal tenants in common all of the right, title and interest of the Grantor, which includes a one-half (1/2) undivided tenant-in-common interest, in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 23rd day of January, 2024.

Judith O. McPherson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith O. McPherson with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of January, 2024.

Notary Public

My Commission Expires: 01-11-26

EMILY HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the middle part of Lot No. 1 on the Map of Adam Young's plan of Lots, of record in Book 57, Page 81, Register's Office for said County, and described according to a copy of a survey thereof made in May 1946, by John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the westerly margin of 28th Avenue North 72 feet north of the north margin of Batavia, formerly Zollicoffer Street; thence with the margin of 28th Avenue North, northerly 72 feet to a point which is 35 feet south of the southerly margin of an alley; thence westerly, parallel to Batavia Street, 73 feet; thence southerly, parallel to 28th Avenue North, 70 feet; thence easterly 73 feet to the beginning.

Being the same property conveyed to Judith O. McPherson, Audra Smith, Eric Smith and Geran Smith, by Executor's Quitclaim deed from the Estate of Johnnie Bell Smith, of record in instrument number 20220513-0055219, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 905 28th Avenue North, Nashville, Tennessee 37208.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 JANUARY 23, 2024

JANUARY 24, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 24TH day of JANUARY, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

