Karen Johnson Davidson County
Batch # 1099183 DEEDQC
02/08/2024 11:46:53 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240208-0008958

This Instrument prepared based on information provided by the parties and not independent verification by:
ROBINSON LAW, PLLC
C. Michael Robinson
2705 Gallatin Pike
Nashville, TN 37216
615-320-9977

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NUMBER**
Melvin Smith, Sr. 4634 Clarksville Pike Nashville, TN 37218	Melvin Smith, Sr. 4634 Clarksville Pike Nashville, TN 37218	081 12 0B 409.00

QUITCLAIM DEED

This Quitclaim Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter, which would be disclosed by such title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, I, Melvin Smith, Jr. (hereinafter "the Grantor"), do hereby convey, transfer, remise, release, relinquish, and quitclaim to **MELVIN SMITH, SR.** (hereinafter referred to as "the Grantee"), his/her successors and assigns, any and all of the Grantor's right, title, and interest in and to certain improved real property known as 1400 Rosa L Parks Blvd Unit 409 Nashville, Davidson County, Tennessee 37208 and is more particularly described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 409 TOGETHER WITH THE ALLOCATED PARKING SPACE AND THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE LOFTS AT WERTHAN MILLS, A HORIZONTAL PROPERTY REGIME AS ESTABLISHED BY MASTER DEED FOR THE LOFTS AT WERTHAN MILLS CONDOMINIUMS OF RECORD IN INSTRUMENT NO. 20031023-0157113, AS AMENDED IN INSTRUMENT NOS. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950 AND 20060901-0108138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED TO SAID MASTER DEED AS AN EXHIBIT, ALL TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

This legal description is identical with that in Deed of Trust recorded in Instrument No: 20080110-0003269 in the Register's Office of Davidson County, Tennessee.
For prior title, see Deed recorded in Instrument NO: 20140805-0069923, in said Register's Office.
Being the same property conveyed to Judith L. Owens and Oliver L. Smith from Fannie Mae A/K/A Federal National Mortgage Association by Special Warranty Deed in Instrument Number 20150820-0084080, in said Register's Office.
Being the same property conveyed to Melvin Smith, Jr. by quitclaim deeds from Judith L. Owens in instrument number 202007300084269 and Oliver L. Smith in instrument number 201904180035945 in said Register's Office.
This is improved property known as 1400 Rosa L Parks Blvd Unit 409 Nashville, Davidson County, Tennessee 37208.

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 26 day of January, 2024.

MELVIN SMITH, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared **MELVIN SMITH, JR.** , the within named Grantor, *with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing*, and who, upon oath, acknowledged himself to be the named person, and that he executed the foregoing instrument for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 26 day of January, 2024.

STATE OF TENNESSEE NOTARY PUBLIC LYNCIA A. SMITH DAVIDSON COUNTY MY COMMISSION EXPIRES

NOTARY PUBLIC

My Commission Expires: 7-6-2026

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

MELVIN SMITH, JR.

Subscribed and sworn to before me this 26 day of January, 2024.

NOTARY PUBLIC

My Commission Expires: 7-6-2026

