QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1101050 DEEDQC
02/14/2024 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240214-0010287

STATE OF TN }
COUNTY OF Davidson }

The actual consideration or value, whichever is greater for this transfer is $0.00.

Affiant

Subscribed and sworn to before me
This 30th day of June, 2023.

Notary Public

My Commission Expires: 1/29/25

CHARISE STUBBLEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner as:	Tax Bill To:	Map / Parcel
Joshua Ryan Smith **719 Carmel Ave** **Madison, TN 37115**	**New Owner**	**052 02 0 067.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Jerry Smith,** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Joshua Ryan Smith** (hereinafter referred to as "Grantee"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, being the Westerly 40 feet of Lot No. 26 and the Easterly 12.5 feet of Lot NO. 27, Block "D" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for said County.

Said parts of Lots fronts 52.5 feet on the Northerly side of Carmel Avenue and runs back 145 feet between lines to a dead line in the rear.

Being the same properties conveyed to Jerry Smith by Warranty Deed from Florence L. LaFlamme, a widow, of record in Instrument No. 20190612-0056528, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 719 Carmel Ave, Madison, Tennessee 37115.

This is the same legal description found in the last Instrument of record.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 30 day of June 2023.

GRANTOR:

Jerry Smith

Jerry Smith

STATE OF TENNESSEE}
COUNTY OF Davidson }

On this 30rd day of June, in the year 2023, before me the undersigned, personally appeared Jerry Smith, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 30th day of June, 2023.

Charise Stubblefield
Notary Public

My Commission Expires: 1/29/25

CHARISE STUBBLEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Robert J. Notestine, III, 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 June 30, 2024.

Robert J. Notestine, III
AFFIANT SIGNATURE

02/14/2024
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 14th day of February, 2024.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

