Karen Johnson Davidson County
Batch# 1110528 DEEDQC
03/13/2024 10:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240313-0017368

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

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

Subscribed and sworn to before me, this 13 day of March, 2024.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Davonne Smith	New Owner	10416025300
1811 Beechwood Avenue	1811 Beechwood Avenue	
Nashville, TN 37212	Nashville, TN 37212	

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, **420 Queens Road, LLC, "** GRANTOR(S)", by these presents, do hereby quitclaim and convey unto **Davonne Smith**, herein called "GRANTEE(S)", her successors, heirs and assigns all of his/her/their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee.

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 Trustee's Deed from Eva M. Lemeh, Trustee for Grandote Investments TN LLC, Debtor, pursuant to Chapter 7, Title 11, United States Code, in the United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division, filed under Bankruptcy Case No. 23-01052-RSM3-7, dated November 2, 2023 and recorded November 7, 2023, of record in Instrument No. 20231107-0087056, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to 420 Queens Road LLC by Davonne Smith by Quitclaim deed of record as Instrument No.20231108-0087223, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1811 Beechwood Avenue, Nashville, TN 37212.

WITNESS my/our hand(s) this 12th day of March, 2024

420 Queens Road, LLC

BY: Davonne Smith
Davonne Smith
ITS: Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Davonne Smith, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Manager of 420 Queens Road, LLC, a limited liability company, and that she is authorized by 420 Queens Road, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 12th day of March, 2024.

Notary Public

My Commission Expires: 7/7/25

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

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 3/12/2024 (date of document).

Jennifer Russell
Affiant Signature

3/13/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

