Karen Johnson
Batch # 1110974
03/14/2024 09:08:19 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240314-0017606

Prepared by Anthony Burns, Attorney
2517 Lebanon Pk., Ste 301, Nashville, TN 37214
(615) 469-6857; Anthony@AttyBurns.com

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To:	MAP-PARCEL NUMBER
David M. Smith, Sr. 611 Templewood Dr. Nashville, TN 37214	new owner	096 11 0 079.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, DAVID M. SMITH, SR., and DAVID M. SMITH, JR., unmarried persons, hereinafter referred to as Grantors, do hereby Quitclaim and convey unto DAVID M. SMITH, SR., hereinafter referred to as Grantee, his heirs, successors, and assigns, all of the right, title, and interest of Grantors in and to the following described tract or parcel of land, to *wit*:

Land in Davidson County, Tennessee, being Lot No. 617 on the Plan of Cloverhill, Section 8 as of record in Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 617 fronts 60 feet on the east side of Templewood Drive and runs back 235 feet on the south line, 263.3 feet on the north line, which is a broken line, to a dead line in the rear on which it measures 48 feet.

Being the same property conveyed to David M. Smith, Sr., and David M. Smith, Jr. by deed from David M. Smith, Sr., of record in Book 10333, Page 201, Register's Office for Davidson County, Tennessee.

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

This is improved real property known as: 611 Templewood Dr., Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE GRANTORS HEREIN WITHOUT VERIFICATION. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE. NO WARRANTY OF TITLE EXPRESSED OR IMPLIED.

IN WITNESS WHEREOF, I have hereunto set my hand on this 12th day of March, 2024.

David M. Smith, Sr., Grantor

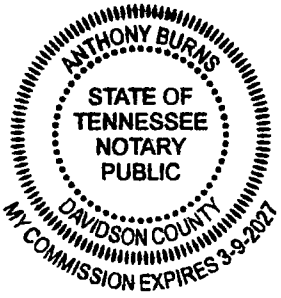
David M. Smith, Jr., Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid State and County, David M. Smith, Sr., and David M. Smith, Jr., the Grantors, with whom I am personally acquainted, or who presented adequate evidence of identification, and who, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 12th day of March, 2024.

My Commission Expires: March 09, 2027



Notary Public

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transaction is $0.00 (in family transfer)

David M. Smith, Sr., AFFIANT

David M. Smith, Jr., AFFIANT

SWORN TO and subscribed before me on this the 12th day of March, 2024.

Notary Public

My Commission expires: March 09, 2027

