Karen Johnson Davidson County
Batch # 1112944 DEEDQC
03/20/2024 09:28:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240320-0019135

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bill to:	MAP-PARCEL
Elon Josiah Smallwood, James David Smallwood, and Joy Marie Smallwood 1011 44th Avenue North #13 Nashville, TN 37209	NEW OWNER	091-08-1A-023.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, **Elon Josiah Smallwood, an unmarried man, and James David Smallwood, a married man, as joint tenants with rights of survivorship,** the **Grantors** herein, by these presents do hereby **QUITCLAIM** and **CONVEY** unto **Elon Josiah Smallwood, an unmarried man, and James David Smallwood and wife, Joy Marie Smallwood, all as joint tenants with rights of survivorship,** the **Grantees** herein, their successors and assigns, all of our right title and interest in and to the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit No. 23 on the plan of 44Tenn, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 44Tenn, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210611-0079225, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Elon Josiah Smallwood, an unmarried man and James David Smallwood, a married man, as joint tenants with rights of survivorship, by Special Warranty Deed from RSD 44th Avenue, LLC, a Tennessee limited liability company, of record as Instrument No. 20240221-0011778, said Register's Office.

This is improved real property with a mailing address of: 1011 44th Avenue North #13, Nashville, TN 37209.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 15 day of March, 2024.

Elon Josiah Smallwood

[NOTARY SECTION TO FOLLOW]

James David Smallwood

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elon Josiah Smallwood and James David Smallwood,** the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15 day of March, 2024.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15 day of March 2024.

Notary Public

My Commission Expires:_____

HILLARY MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024