Karen Johnson Davidson County
Batch# 1115214 DEEDQC
03/26/2024 12:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240326-0020980

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Parcel ID:
Aaron P. Smith 901 8th Avenue South Nashville, TN 37203	New Owner	081.16-0-539.00 081.16-0-540.00

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED, **AARON P. SMITH**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **AARON P. SMITH**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, ALL RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

***** THE PURPOSE OF THIS INSTRUMENT IS TO CONSOLIDATE THE MAP & PARCEL NUMBERS INTO ONE MAP AND PARCEL NUMBER. *****

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being the northerly 122 feet of Lot Numbers 1 and 2, on the Plan of Rowan Place of record in Book 161, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of Lot Numbers 1 and 2 front together 61 feet on the southerly side of Meharry Boulevard, formerly Porterfield Street, and nm back between parallel lines 122 feet on a dead line.

INCLUDED but EXCLUDED therefrom is that portion of the land taken by the State of Tennessee for the use and benefit of the Department of Highways identified as Project 1-265-3(7)86, Davidson County Tract 81-16-539, and described in a deed from Mary W. Sloss to State of Tennessee of record in Book 4187, Page 766, said Register's Office. This property was not a primary/marital residence for the sellers.

Being the same property conveyed to Deneke Burford and Tyae Burford, heirs at law of William H. Burford from Linda D. Pritchett, unmarried by Warranty Deed dated March 13, 2009 and recorded March 18, 2009 in Instrument #20090318-0024277, Register's Office for Davidson County, Tennessee.

and

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being the southerly 38 feet of Lot Numbers 1 and 2 on the Plan of Rowan Place, of Record in Book 161, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts Numbers 1 and 2 front 38 feet on the easterly side of Rowan Place or Morrison Street and run back between parallel lines in the northerly margin of an alley 61 feet to a dead line. This property was not a primary/marital residence for the sellers.

Being the same property conveyed to Deneke Burford and Tyae Burford, heirs at law of William H. Burford from Mrs. Jessie C. Smith, an unmarried woman by Warranty Deed dated March 16, 2009 and recorded March 18, 2009 in Instrument #20090318- 0024257, Registe s Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron P. Smith by Warranty Deed from Deneke Burford and Tyae Burford dated April 1, 2020, of record in Instrument Number 20200408-0037003, Register's Office for Davidson County, Tennessee.

Being also known as: 1111 Meharry Boulevard, Nashville, Tennessee 37208 and 1020 Morrison Street, Nashville, TN 37208

Witness my hand this the 25 day of MARCH 2024.

Aaron P. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron P. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25 day of MARCH 2024.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 25 day of MARCH 2024.

Affiant

My commission expires: 9/8/25
(Affix Seal)

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 25, 2024** (date of document).

Affiant Signature

March 26, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 26th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25