This Instrument prepared by: Alla
PO Box 111351 Nashville TN 37222

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Skyline Development, LLC on this the 3 day of April, 2024, for and in consideration of the sum of One and no/100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto Allan J. Smith all ____ right, title and interest in and to the following described real estate, to wit:

818 Kirkwood Ave, Nashville TN 37204, described as

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Kirkwood Heights, The W.T. Berry Estate, Section No. 3, of record in book 1130, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Skyline Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Dorothy Fleming, unmarried, of record in Instrument No. 20230203-0008111, in the Register's Office of Davidson County, Tennessee, dated February 02, 2023 and recorded on February 03, 2023.

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this 4th day of April, 2024

JACKOB MURRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Allan Smith
Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

My Commission Expires May 3, 2027

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Allan Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person(s) within named and that ___ executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 4 day of April, 2024

Notary Public

My commission expires:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me this the 4 day of April, 2024

Notary Public

My commission expires:

The following information is not a part of this Deed:

Property Address: 818 Kirkwood Ave, Nashville TN 37204

Owner's Name and Address: Allan J. Smith
PO Box 111351
Nashville TN 37222

Parcel Number: 11802016700

Mail Tax Bills to: Allan J. Smith
PO Box 111351
Nashville TN 37222

JACKOB MURRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires May 3, 2027

Karen Johnson
Batch # 1119019
04/04/2024 12:20:48 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

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