THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(i).
John G. Fahner **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
John & Georganne Smith 2700 Lumar Lane Nashville, TN 37214	SAME	095 11 0 152.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **John W. Smith**, hereinafter called the Grantor, hereby remises, releases, and quitclaims unto **John W. Smith and wife, Georganne M. Smith**, as tenants by the entirety, all of the Grantor's right, title, and interest in and to real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 39 on the Plan of Merry Oaks, Section II, as of record in Book 2133, Page 8, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Woodberry Drive at the corner of Lots Nos. 39 and 40; thence with the line of said lots, southerly 166.7 feet to the north line of Lot No. 53; thence with the line between Lots Nos. 39 and 53, westerly 116.7 feet to the easterly margin of Blue Hills Drive; thence with the margin of the same, northeasterly 144 feet to the beginning of a curve; thence around said curve northeasterly 32.6 feet to the south margin of Woodberry Drive; thence with the margin of the same, easterly 59 feet to the point of beginning.

Being the same property conveyed to John W. Smith from Sherry S. Reid by Quitclaim Deed recorded as Instrument Number 20240214-0010190 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2401 Woodberry Drive, Nashville, Tennessee 37214.

Karen Johnson Davidson County
Batch # 1129390 DEEDQC
05/01/2024 08:36:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240501-0031594

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 26th day of April, 2024.

John W. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of April, 2024.

My Commission Expires: 5/7/24

Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON