Karen Johnson
Batch # 1142452
06/03/2024 03:07:27 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240603-0041305

Prepared By:
Centennial Title Company, Inc.
30 Burton Hills Blvd, #165
Nashville, TN 37215

39-B

24-1134

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURNACE.

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Christy G. Los and Robyn E. Smith, as tenants in common,** do hereby quitclaim unto **Christy G. Los and Robyn E. Smith, a married couple**, hereinafter called the **Grantee**, Grantee's heirs and assigns, Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Subdivision - Part of Lot # 8 - W.L. Horn Addition, as shown on plat of record in Book 4060, Page 105, Register's Office for Davidson County, Tennessee; which plat voids, vacates and supersedes the recording of part of Lot #8 of W.L. Horns Spout Sprigs Add. of record in Book 57, Page 106, described as follows:

Beginning at a point in the Southerly margin of Eastland Avenue said point being the Northwesterly corner of land conveyed to James D. McConnell and wife, Patricia A. McConnell, of record in Book 4257, Page 6, R.O.D.C.; thence in a Southerly direction and with the Westerly line of the McConnell lands 305.0 feet to a point; thence in a Westerly direction 58.0 feet to a point being the Southeasterly rear corner of land conveyed to A.E. Carver and wife of record in Book 2695, Page 214, R.O.D.C.; thence with Carver's easterly line and in a Northerly direction 305.0 feet to a point in the Southerly margin of Eastland Avenue said point being Carver's Northeasterly front corner; thence with the Southerly margin of Eastland Avenue and in an Easterly direction 58.0 feet to the point of beginning.

Being the same property conveyed to Christy Los, unmarried by Warranty Deed from Terry Jay Sanchez, married of record in Book 9504, page 144, Register's Office for Davidson County, Tennessee, dated October 26, 1994 and recorded on October 28, 1994.

Being the same property conveyed to Christy G. Los and Robyn E Smith, as tenants in common by Quitclaim Deed from Christy G. Los of record in Book 9817, page 454, Register's Office for Davidson County, Tennessee, dated October 03, 1995 and recorded on October 04, 1995.

THE PURPOSE OF THIS INSTRUMENT IS TO CONVEY TITLE INTO THE NAME OF CHRISTY G. LOS and ROBYN E. SMITH, A MARRIED COUPLE.

This is improved property, known as: 1808 Eastland Ave Nashville, TN 37206

WITNESS THE EXECUTION HEREOF this 31st day of May, 2024.

Christy G. Los

Christy G. Los

Robyn E. Smith

Robyn E. Smith

State of Tennessee)
County of Davidson)

On this 31st day of May, 2024 of before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Christy G. Los and Robyn E. Smith** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public
My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is great, for this transfer is: **$0.00**.

Affiant

Sworn and subscribed before me on this the 31st day of May, 2024.

Notary Public
My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

New Owner:
Christy G. Los
Robyn E. Smith
1808 Eastland Ave
Nashville, TN 37206

Responsible For Tax Payment:
Owner

Tax Map-Parcel #:
083-06.0-371.00