Karen Johnson Davidson County
Batch# 1158362 DEEDQC
07/15/2024 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240715-0053167

QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-2-2026
(AFFIX SEAL)

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
EDWINA SMITH, IMANI CRUZ AND GABRIELLA CRUZ	NEW OWNER	MAP161-10-0 B PARCEL 034-CO
(NAME)	(NAME)	
5216 VILLAGE TRACE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **EDWINA ISIBOR, NOW KNOWN AS EDWINA SMITH**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **EDWINA ISIBOR, NOW KNOWN AS EDWINA SMITH, IMANI CRUZ AND GABRIELLA CRUZ, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL OF MY INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Villages of Brentwood, Phase 5, a Planned Unit Development, as of record in Book 6900, Page 896, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Edwina Isibor, an unmarried woman, by Warranty Deed from E. Tucker Curtis and wife, Laura K. Curtis, of record in Book 9648, Page 456, Register's Office for Davidson County, Tennessee.

The said Edwina Isibor having married Adelbert Smith on April 15, 2000, taking his name. The said Adelbert Smith having died on September 22, 2011.

unimproved ☐
This is improved ☒ property, known as 5216 Village Trace, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

Grantor makes no representation regarding the accuracy or status of title of the property conveyed herein and only conveys interest, known or unknown, that Grantor may possess.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day
of July, 2024.

EDWINA ISIBOR, NOW KNOWN AS
EDWINA SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 15th day of July, 2024, before me personally appeared Edwina Isibor, now known as Edwina Smith, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 11-2-2026

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 7-15-24 (date).

Affiant Signature

7-15-24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15 day of July, 2024

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY