Karen Johnson
Batch # 1159974
07/22/2024 08:03:41 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240722-0054403

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based upon information provided by the parties. No independent title examination was conducted. The preparer makes no representation as to the status of the title or the accuracy of the description.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: **$0.00**.

AFFIANT

Subscribed and sworn to before me, this 20 day of June 2024.

NOTARY PUBLIC
My Commission Expires: 10/4/2027

FELICIA LOPEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information
Rhonda Smith 1520 Gambill Wood Drive Smyrna, TN 37167	New Owner	04915012600

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAWSON W. SMITH, JR., MARRIED** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **RHONDA SMITH, UNMARRIED** ("GRANTEE") her heirs, successors and assigns, all of his right, title, and interest in that 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. 63-B on the plan of Zone Lot Division Lots Nos. 63 and 64, Phase II, Deer Meadows, of record in Book 6250, page 280, as amended in Book 6250, page 798, Register's Office for said County.

Said Lot No. 63-B fronts 35.01 feet on the northerly margin of Flint Ridge Drive and extends back 150.00 feet on the easterly line and 150.00 feet on the westerly line to a dead line in the rear, measuring 34.92 feet thereon.

Being the same property conveyed to Dawson W. Smith, Sr. and wife, Loretta D. J. Smith by cash deed from Jack F. Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8142, Page 15, Register's Office for Davidson County, Tennessee.

The said Loretta D. J. Smith having since died on January 21, 2023, leaving Dawson W. Smith, Sr. as the surviving tenant by the entirety. The said Dawson W. Smith, Sr. having since died on January 9, 2024, leaving his children, Rhonda

Smith and Dawson W. Smith, Jr., as his sole heirs at law, as evidenced by the Affidavit of Heirship of record in 20240319-0018958, Register's Office for Davidson County, Tennessee.

Megan Smith, spouse of Dawson W. Smith, Jr., hereby joins in this conveyance and does transfer and convey any and all marital interest she may have in and to the above-described tract or parcel of land.

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

This is **improved** property known as: **708 FLINT RIDGE DRIVE, WHITES CREEK, TENNESSEE 37189.**

Witness our hands this the 20 day of June, 2024.

Dawson W. Smith, Jr.

Megan Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 20 day of June, 2024.

Notary Public
My Commission Expires: 10/4/2027

FELICIA LOPEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY