Karen Johnson Davidson County
Batch # 1159974 DEEDQC
07/22/2024 08:03:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240722-0054404

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**.

Rhonda Smith
AFFIANT

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

Felicia Lopez
NOTARY PUBLIC
My Commission Expires: 10/4/2027

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

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dawson W. Smith, Jr. 101 Haynes Park Drive Nashville, TN 37218	New Owner	06908000400

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, **RHONDA SMITH**, unmarried ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **DAWSON W. SMITH, JR.,** married ("GRANTEE") his heirs, successors and assigns, all of her 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. 198 on the Plan of Haynes Park Subdivision, Section I, as of record in Book 4300, page 115, Register's Office for Davidson County, Tennessee, descried as follows:

Beginning at a point the westerly margin of Haynes Park Drive at the common dividing line between lots nos. 197 and 198 on said plan; thence, westerly along said dividing line 136.51 feet to the easterly margin of an access easement; thence, southerly 126.48 feet to a point in the northerly margin of West Hamilton Avenue, thence easterly along the northerly margin of West Hamilton Avenue; thence easterly a long the northerly margin of West Hamilton 42 feet to the beginning of a curve, thence around said curve, a distance of 78.54 feet to a point in the westerly margin of Haynes Park Drive; thence northerly along the westerly margin of said Haynes Park Drive, a distance of 50 feet to the point of beginning.

Being the same property conveyed to Dawson W. Smith and wife, Loretta J. Smith by Warranty Deed from W.L. Bainbridge Company, of record in Book 4559, Page 166, Register's Office for Davidson County, Tennessee.

The said Loretta J. Smith having since died on January 21, 2023, leaving Dawson W. Smith as the surviving tenant by the entirety. The said Dawson W. Smith 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.

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

This is **improved** property known as: **101 HAYNES PARK DRIVE, NASHVILLE, TENNESSEE 37218.**

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

RHONDA SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

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

Notary Public
My Commission Expires: 10/4/2027