Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
James David Smallwood III and Joy Marie Smallwood 1011 44th Avenue North #13 Nashville, TN 37209	**091 08 1A 023.00**	**SAME**

Karen Johnson
Batch # 1171619
08/19/2024 09:21:19 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20240819-0063340

This instrument prepared by: Carter Shelton Jones, PLC
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Elon Josiah Smallwood, an unmarried man, and James David Smallwood and wife, Joy Marie Smallwood, all as joint tenants with rights of survivorship** (the "Grantors"), by these present hereby transfer, assign, and quitclaim to **James David Smallwood III and Joy Marie Smallwood, husband and wife, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **1011 44th Avenue North #13, Nashville, TN 37209**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 15th day of August, 2024.

MELODIE ZACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov. 2, 2026

Notary Public
My Commission Expires: 11/2/2026

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 15th day of August, 2024.

ELON JOSIAH SMALLWOOD

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 **Elon Josiah Smallwood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of August, 2024.

Notary Public

My Commission Expires:
11/2/2026

MELODIE ZACK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 2, 2026

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Warner Jones or Carter Shelton Jones, PLC perform a title examination; and that neither Warner Jones nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 15th day of August, 2024.

JAMES DAVID SMALLWOOD

JOY MARIE SMALLWOOD

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 **James David Smallwood and Joy Marie Smallwood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of August, 2024.

Notary Public

My Commission Expires:
JUNE 20, 2027

KATIE CESERETTI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit No. 23 on the plan of 44Tenn, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 44Tenn, a Horizontal Property Regime with Private Elements of record as Instrument No. 20210611-0079225, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

BEING the same property conveyed to Elon Josiah Smallwood, an unmarried man, and James David Smallwood and wife, Joy Marie Smallwood (all as joint tenants with rights of survivorship) from Elon Josiah Smallwood, an unmarried man, and James David Smallwood, a married man, by quitclaim deed filed for record on March 20, 2024, Instrument Number 20240320-0019135, as of record in the Register's Office for Davidson County, Tennessee.