Karen Johnson Davidson County
Batch# 1173486 DEEDQC
08/23/2024 12:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240823-0064941

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dawn Smith 1506 Cahal Avenue Nashville, TN 37206	SAME	018-16-0-015.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 23rd day of August, 2024, between **Robert Williams and Dawn Smith** (collectively, "Grantor"), and **Dawn Smith** ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Being in the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, described as follows:

Beginning at a point in the east margin of an unnamed street which point is 125 feet north of the intersection of said unnamed street and the north margin of the Brick Church Pike, extended, which point is the southwest corner of a tract of land conveyed to Claude Banter; running thence northward along the east margin of said unnamed street 60 feet to a point, and running back eastwardly on the southern line along the north margin of the Bender lot 150 feet more or less, to the east boundary of the Burton property, and running back on the north line, 150 feet to said east margin of the Burton property and showing 49 feet on the rear line, or the eastern boundary of the Burton property.

Being the same property conveyed to Robert Lee Brinkley and Mymie Brinkley by Deed dated August 1st, 1956, from Charles R. Burton and wife, Artis Burton, of record in Book 2753, page 217, Register's Office for Davidson County, Tennessee. Mymie Brinkley died on June 5, 2004, leaving the entirety of her interest in the property to Robert Lee Brinkley. Robert Lee Brinkley, having died on April 6, 2009, left a Last Will & Testament, which was duly probated in Docket No. 09P-1246 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Said will vested title in the property to Robbie Lasalle Brinkley and is recorded in Instrument No. 20101228-0102875, said Register's Office. Robbie Lasalle Brinkley died intestate on September 1, 2022, leaving her interest in the property to her surviving heirs-at-law, Sheryl Ann Brinkley and Robert Williams. Sheryl Ann Brinkley subsequently died intestate on December 29, 2023, leaving her interest in the property to Dawn Smith as her only surviving heir. See Affidavit of Heirship of record in Instrument No. 202404513-0035182, said Register's Office.

This is improved property known as: **372 Dorr Drive, Goodlettsville, TN 37072**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING

DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Robert A. Williams (L.S.)
Robert Williams

Dawn Smith (L.S.)
Dawn Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Robert Williams and Dawn Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 23rd day of August, 2024.

Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 23rd day of August, 2024.

Notary Public
My commission expires:
03/03/2027

DEVIN KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 August 23, 2024.

August 23, 2024

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 23 day of August, 2024

Notary Public:

My Commission Expires: 7.6.26