Karen Johnson Davidson County
Batch# 1196520 DEEDQC
10/22/2024 10:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241022-0081959

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Smith Building Group LLC 901 8th Avenue South Nashville, TN 37203	New Owner	08116075600

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **AARON P. SMITH**, unmarried, by these presents does hereby quitclaim and convey unto **SMITH BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, all his right, title and interest in and to the following described tract of land:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being the northerly 122 feet of Lot Numbers 1 and 2, on the Plan of Rowan Place of record in Book 161, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts of Lot Numbers 1 and 2 front together 61 feet on the southerly side of Meharry Boulevard, formerly Porterfield Street, and nm back between parallel lines 122 feet on a dead line.

INCLUDED but EXCLUDED therefrom is that portion of the land taken by the State of Tennessee for the use and benefit of the Department of Highways identified as Project 1- 265-3(7)86, Davidson County Tract 81-16-539, and described in a deed from Mary W. Sloss to State of Tennessee of record in Book 4187, Page 766, said Register's Office. This property was not a primary/marital residence for the sellers.

Being the same property conveyed to Deneke Burford and Tyae Burford, heirs at law of William H. Burford from Linda D. Pritchett, unmarried by Warranty Deed dated March 13, 2009 and recorded March 18, 2009 in Instrument #20090318-0024277, Register's Office for Davidson County, Tennessee.

and

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being the southerly 38 feet of Lot Numbers 1 and 2 on the Plan of Rowan Place, of Record in Book 161, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said parts Numbers 1 and 2 front 38 feet on the easterly side of Rowan Place or Morrison Street and run back between parallel lines in the northerly margin of an alley 61 feet to a dead line. This property was not a primary/marital residence for the sellers.

Being the same property conveyed to Deneke Burford and Tyae Burford, heirs at law of William H. Burford from Mrs. Jessie C. Smith, an unmarried woman by Warranty Deed dated March 16, 2009 and recorded March 18, 2009 in Instrument #20090318- 0024257, Registe s Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron P. Smith by Warranty Deed from Deneke Burford and Tyae Burford dated April 1, 2020, of record in Instrument Number 20200408-0037003, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Aaron P. Smith, unmarried by Warranty Deed from Deneke Burford and Tyae Burford, both unmarried, by and through Attorney in Fact George H.

Thompson, III of record in Instrument No. 20200408-0037003 Register's Office for Davidson County, Tennessee, dated April 1, 2020 and recorded on April 8, 2020.

Being the same property conveyed to Aaron P. Smith by Quitclaim Deed from Aaron P. Smith of record in Instrument No. 20240326-0020980 Register's Office for Davidson County, Tennessee, dated March 25, 2024 and recorded on March 26, 2024.

This is unimproved Property which has the address of 1111 Meharry Boulevard AKA 1022 Morrison Street, Nashville, TN 37208.

The above tract is subject to all easements, restrictions, covenants of record, and to the findings of a title report.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3 day of October, 2024.

Aaron P. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Aaron P. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3 day of October 2024.

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

My Commission Expires: 9/8/25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 3 day of October 2024.

Affiant

Notary Public

My commission expires: 9/8/25
(Affix Seal)

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Stevan T. Morris, 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 October 3. 2024.

Affiant Signature

21st day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

