Karen Johnson Davidson County
Batch# 1200175 DEEDQC
11/01/2024 08:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241101-0084734

Prepared by and Returnable to (After Recordation):
Ashworth & Rye, PLLC
Robert C. Ashworth
237 2nd Avenue South
Franklin, Tennessee 37064

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel Nos.:
Aaron Archie Smith 6408 Sugar Maple Drive Nashville, TN 37221	New Owner	155-08-0A-053.00
THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A. 67-4-409 et seq		

This transaction is executed in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement executed in that certain case styled **AARON ARCHIE SMITH V. MEGGAN EILEEN BOOK-SMITH**, in the Chancery Court for Davidson County, Tennessee at Nashville, Case No. 23D-1408. Accordingly, I, **MEGGAN EILEEN BOOK-SMITH,** hereinafter called **"Grantor"**, hereby quitclaim and convey unto **AARON ARCHIE SMITH,** his heirs, successors, representatives, and assigns, hereinafter called **"Grantee"** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of Phase I of Poplar Creek Estates, a Planned Unit Development, of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Aaron Archie Smith and Meggan Eileen Book-Smith, husband and wife, by Quitclaim Deed from Aaron A. Smith A/K/A Aaron Archie Smith, dated April 15, 2021 and recorded May 21, 2021 as Instrument No. 20210521-0069556, Register's Office for Davidson County, Tennessee.

This is improved property known as 6408 Sugar Maple Drive, Nashville, TN 37221. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this deed make no warranty or representation regarding the accuracy of the legal description. This deed was prepared based upon the request and instructions of the Grantor and no legal or tax advice was given by the preparer.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30 day of October, 2024.

GRANTOR:

Meggan Eileen Book-Smith

STATE OF COLORADO
COUNTY OF Arapahoe

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MEGGAN EILEEN BOOK-SMITH**, the within named bargainor, 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, at office, this 30 day of October, 2024.

Notary Public

My commission expires: 10-1-2028

GEORGINA CHAVEZ-VASQUEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044032302
MY COMMISSION EXPIRES 10/01/2028

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned, after first being duly sworn according to the law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Marital Dissolution Agreement in that certain case styled **Aaron Archie Smith v. Meggan Eileen Book-Smith**, in the Chancery Court for Davidson County, Tennessee at Nashville, Case No. 23D-1408, and that there was no other consideration given for the transfer.

A. Baker
Affiant

Sworn to and subscribed before me, this 31 day of October, 2024.

Notary Public

My Commission Expires: 1/20/2025

REBEKAH JOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 20, 2025

True Copy Certification

I, Rebekah Jolley, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and correct copy of the original document executed and authenticated according to law on October 31, 2024.

Signature

10/31/2024
Date

State of Tennessee
County of Williamson

Personally appeared before me, a notary public for said County and State, Rebekah Jolley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

10/31/2024
Date

My Commission Expires: Nov. 21st, 2027

