Karen Johnson
Batch # 1235674
02/10/2025 09 04 21 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250210-0009736

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PLACE, SUITE 203
SMYRNA, TN 37167

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES _____

GAIL C VINCENT · STATE OF TENNESSEE · NOTARY PUBLIC · RUTHERFORD COUNTY · My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY

VICTORY TITLE & ESCROW, LLC 695 PRESIDENT PL., SUITE 203, SMYRNA, TN 37167

NAME ANDADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Tiffany C. Smith **337 Battle Road** **Antioch, TN 37013**	**SAME**	**183-00-0-104.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TIFFANY C. SMITH, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

TIFFANY C. SMITH, AKA TIFFANY BRANTLEY AND LINDA LEE SMITH, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot #3 in the Fifth Civil District of Davidson County, Tennessee, as shown on the Survey of Ernest Medlin dated October 10, 1981, which Survey is not recorded, more particularly described as follows:

BEGINNING at a fence post being located at the intersection of the common boundary line of the southerly side of Carolyn B Jennings property, the northerly property line of future Battle Road Park, and the easterly right-of-way margin of Battle Road, thence with the easterly margin of Battle Road, a distance of 842.75 feet to the point of beginning; thence with said right-of-way margin North 5 deg 48 min East a distance of 233.35 feet to an iron pin; thence South 85 deg 10 min. East a distance of 933 40 feet to an iron pin, thence South 5 deg. 48 min. West a distance of 233.35 feet to an iron pin; thence North 85 deg. 10 min. West a distance of 933.40 feet to an iron pin, being the point of beginning and containing 5.0 acres, more or less.

BEING the same property conveyed to Tiffany C. Smith, married and Ezzard C. Smith, married, as tenants in common with the right of survivorship, by Warranty Deed from Michelle Claiborne, unmarried, dated 8/17/2012 and recorded 8/20/2012 in Instrument No. 20120820-0074565, in the Register's Office of Davidson County, Tennessee. The said Ezzard C. Smith having since died, leaving property solely to Tiffany C. Smith.

This is improved (X) property known as 337 Battle Road, Antioch, TN 37013

WITNESS MY HAND THIS 3RD DAY OF FEBRUARY, 2025

TIFFANY C. SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tiffany C Smith the bargainors 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 at Smyrna, Tennessee, this 3rd day of February, 2025

Commission Expires _____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025