This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1242261 DEEDQC
02/28/2025 02:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250228-0015211

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILL TO: | MAP PARCEL NO.: |
|---|---|---|
| Gary L. Smith, et ux<br>220 Deer Park Circle<br>Nashville, TN 37205 | Same | 116 10 0 072.00 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Gary L. Smith ("**Grantor**"), does hereby assign, transfer, convey, and quitclaim any and all of his rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Gary L. Smith and wife, Catherine Elizabeth Homra Smith, as tenants by the entirety, their heirs, successors, and assigns. A certain tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being the westerly 40 feet of the southerly part of Lot No. 15 and the easterly 70 feet of the southerly part of Lot No. 16 on the Map of the A.M. Bransford's Subdivision of certain lots in First Belle Meade Subdivision, as of record in Book 421, page 139, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots front together 110 feet on the northerly side of Deer Park Circle, and run back between parallel lines 193 feet to a dead line.
>
> Being the same property conveyed to Gary L. Smith from Michael J. Philbin, Trustee, by Quitclaim Deed dated May 10, 1979, of record in Book 5504, Page 75-76, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 28th day of February, 2025.

Affiant

Notary Public

My Commission Expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31 2026

This is improved property known as 220 Deer Park Circle, Nashville, TN 37205.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 28th day of February, 2025.

**Gary L. Smith, Grantor**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary L. Smith, Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of February, 2025.

Notary Public

My Commission Expires:

SARAH MARIE ARICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31 2026

## Certificate of Authenticity

I, Sarah Arick, 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 February 28, 2025.

Date: 02/28/2025

Sarah Arick

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Sworn and subscribed before me on February 28, 2025.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027