PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared by
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson
Batch # 1257005
04/07/2025 09 37 13 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250407-0026047

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NO
JodiKay Smith 704 Ashlawn Place Nashville, TN 37211	New Owner	161-05-0A-005.00-CO

This instrument was prepared from information provided by the parties. No title search was performed and no warranties are made by the drafter. By signing this document, both parties acknowledge that no legal or tax advice was rendered by the drafter.

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1 00) Dollar, cash in hand paid, **Jerel Smith,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto the **Jodikay Smith,** all of his rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A-4 as specified on the Plat shown in the Master Deed, on the Plan of Ashlawn Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Ashlawn Place Condominiums, of record in Book 6607, Page 596, and as amended in Book 7168, Page 550, Register's Office for Davidson County, Tennessee, included without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set for in said Master Deed. Reference is hereby made to the plan of Ashlawn Place Condominiums, for placement of Units, as shown on Exhibit "A-2" to the Master Deed of record under Book 6607, Page 596, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Jodikay Smith and Jerel Smith, wife and husband, by Warranty Deed from Austin Cook, an unmarried man, of record in Instrument No 20160609-0058236, Register's Office for Davidson County, Tennessee.

This conveyance is made pursuant to Judgment of Divorce and Stipulation of Settlement filed in the Supreme Court of the State of New York County of Kings, Index No. 550638/2022.

This is improved property known as **704 Ashlawn Place, Nashville, TN 37211.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 21st day of MARCH, 2025

GRANTOR:

Jerel Smith

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Jerel Smith,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 21st day of MARCH, 2025

Brandon M Rivera
Notary Public, State of New York
Registration # 01RI6415838
Commission Expires 03/29/2029

Brandon M Rivera
NOTARY PUBLIC

My Commission Expires: 03/29/2029

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Janice Collins
Affiant

Subscribed and sworn to before me, this 4th day of April, 2025.

NOTARY PUBLIC

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY