Karen Johnson Davidson County
Batch # 1264431 DEEDQC
04/24/2025 10:46:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20250424-0031527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-10.00-**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF April 2025

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW

161 BELLE FOREST CIRCLE, NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Smith and **Connie S. Wright**	**SAME**	**128-10-0-062.00**
234 New Sawyer Brown Road	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00) dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Nicole Smith, ("Grantor"),** by these presents do hereby remise, release, quitclaim, and convey all of my right, title and interest, unto **Nicole Smith and Connie S. Wright, as Joint Tenants with Rights of Survivorship, ("Grantees"),** their successors and assigns, the intent of this deed being to transfer said property into the Grantees' names together as Joint Tenants, a certain tract or parcel of land, located in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 89 ON THE PLAN OF STACY SQUARE, SECTION 3, AS OF RECORD IN BOOK 4175, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS CONVEYANCE IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 4467, PAGE 85; AND ALL MATTERS OF RECORD ON PLAT IN PLAT BOOK 4175, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

Being the same property conveyed to Nicole Smith, an unmarried woman, by Special Warranty Deed dated May 28, 2013, from The Secretary of Veterans Affairs, an Officer of the United States of America, of record in Instrument No. 20130618-0062035, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as: **234 New Sawyer Brown Road, Nashville, TN 37221.**

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.

Witness our hands this 22nd day of April, 2025.

Nicole Smith

NICOLE SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared **Nicole Smith,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at office this 22nd day of April **2025.**

Notary Public
My Commission Expires: 3/3/2026

JAD A. DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026