QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES . 9-19-2027

(AFFIX SEAL)

JUSTIN STERN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy Preparer makes no representation

Karen Johnson
Batch # 1265391
04/28/2025 12 34 10 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250428-0032533

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
101 Lea Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Smith Joint Revocable Trust	NEW OWNER	**08116007500**
(NAME)	(NAME)	
4351 Setters Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **JAMES L SMITH, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY **JAMES L. SMITH AND SANDRA IRENE JACKSON SMITH, CO-TRUSTEES OF THE SMITH JOINT REVOCABLE TRUST, DATED MARCH 18, 2025,** HEREINAFTER CALLED THE GRANTEE, ALL OF HIS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 29 feet front and the westerly 43 feet rear of the southerly 97 feet of Lot No 170 on the Plan of McGavock and Wetmore and others 2nd Addition, of record in Book 21, Page 41, Register's Office for said County. Said part of Lot No 170 begins at a stone at the intersection of the northerly margin of Heiman Street and the westerly margin of 12th Avenue North; running thence with the northerly margin of Heiman Street 97 5 feet to an iron pin; thence N. 41 degrees 30 minutes E. 43 feet to an iron pin; thence S. 44 degrees 30 minutes E 96.8 feet to an iron pin in the westerly margin of 12th Avenue North, thence with the westerly margin of 12th Avenue North 29 feet to the point of beginning. Included in the above description but expressly excluded from this conveyance are two parcels of land conveyed to the State of Tennessee, by deed from George William Johnson and wife, Elizabeth B. Johnson, of record in Book 4137, Page 326, Register's Office for Davidson County, Tennessee

Being the same property conveyed to James L. Smith by Quitclaim Deed from Jenise Renee Smith and Joyce Smith-Blair, of record as Instrument No. 20050509-0052252, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN IS NOT THE MARITAL RESIDENCE OF GRANTOR

unimproved ☐

This is improved ☒ property, known as 1204 Heiman Street, Nashville, Tennessee 37218

(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever 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 my hand this 22 day of April, 2025.

JAMES L. SMITH

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22 day of April, 2025, before me personally appeared James L. Smith, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 day of April, 2025.

Notary Public
My Commission Expires:

