QUITCLAIM DEED

Karen Johnson
Batch # 1293802
07/03/2025 02 04 55 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250703-0052843

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
GEORGE H. THOMPSON, III, ATTORNEY
1326 ROSA L PARKS BLVD, NASHVILLE, TN 37208

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Nos.:**
Jeffrey Smith, et ux. **120 Donald Street** **Nashville, TN 37207**	**SAME**	**071-04** **Parcel 151** **12DZ 05910**

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration), and to create a joint tenancy with rights of survivorship between Grantor and Grantee herein, I, **JEFFREY SMITH, (GRANTOR), Lucy L. Smith having passed away,** do hereby quitclaim and convey unto **MONIQUE L. SMITH and JEFFREY SMITH** as joint tenants with rights of survivorship, their heirs and assigns, all of my rights, title, and interests, in property situated in Davidson County, Tennessee. The property is described as follows, to wit:

Being Lot No. 26 on the C.L. Morris Subdivision, of record in Book 1835, Page 116, Register's Office for Davidson County, Tennessee.

BEGINNING at a point being the southeasterly intersection of Sultana Avenue and Donald Street, thence in the southeasterly direction around a curve having a radius of 20 feet, 31.4 feet to a point in the margin of Sultana Avenue; thence with the margin Sultana Avenue 191.8 feet to a point; thence North 66 degrees 33 minutes west 92.3 feet to a point; thence North 24-1/2 degrees east 209.1 feet to a point in the margin of Donald Street; thence westerly with the southerly margin of Donald Street 80 feet to the point of beginning.

BEING the same property conveyed to Lucy L. Smith and Jeffrey Smith by Quitclaim Deed from Jennifer Lovelle, Trustee, of record in Instrument # 199912160303856, Register's Office for Davidson County, Tennessee.

THIS IS PROPERTY KNOWN AS 120 Donald Street, Nashville, Tennessee 37207

IN WITNESS WHEREOF, **JEFFREY SMITH** (Grantor) has hereunto set my signature on the date indicated below.

JEFFREY SMITH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 1ST day July, 2025 before me personally appeared **JEFFREY SMITH, GRANTOR,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

George Thompson
NOTARY PUBLIC

My Commission Expires: 01/22/2029

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is ($-0-) DOLLARS.

AFFIANT

SUBSCRIBED and **SWORN** to before me on this the 1ST day of JULY, 2025.

George Thompson
NOTARY PUBLIC

My Commission Expires: 01/22/2029

George H. Thompson, III
STATE OF TENNESSEE NOTARY PUBLIC
Davidson