Karen Johnson Davidson County
Batch# 1303967 DEEDQC
07/31/2025 08:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250731-0060444

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Patricia Smith 3524 Colony Point West Nashville, Tennessee 37217	NEW OWNERS	136-06-0-049.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Patricia Smith,** by these presents does hereby quitclaim and convey unto **Patricia Smith and Shakiya Vaughn, as joint tenants with right of survivorship,** their heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Priest Lake Park Section 5 of record in Plat Book 4460, Pages 174, through 176, inclusive, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ethel L. Griffin, unmarried and Frank Lewis and June A. Lewis, husband and wife, as joint tenants with right of survivorship by Warranty Deed from Fed W. Reynolds and wife, Tresa A. Reynolds of record in Book 10193, page 598, Register's Office for Davidson County, Tennessee, dated September 12, 1996 and recorded on September 17, 1996.

Being the same property conveyed to Ethel L. Griffin, unmarried and Frank Lewis by Quitclaim Deed from June A. Lewis of record in Instrument No. 20040329-0034775 Register's Office for Davidson County, Tennessee, dated March 24, 2004 and recorded on March 29, 2004.

Ethel L. Griffin, having since passed away on October 16, 2008.

Lanese Lewis having since passed away on January 09, 2017.

Being the same property conveyed to Patricia Smith by Quitclaim Deed from Frank Lewis, Michael Alexander, Dale Griffin, Ben Lewis, Patricia Smith, J.K. Yarbro, Jr., and Dawayne Lewis of record in Instrument No. 20190826-0085640 Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on August 26, 2019.

Commonly known as: 3524 Colony Point West, Nashville, Tennessee 37217.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the
30 day of JULY 2025.

Affiant

My commission expires: 9/8/25
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29th day of July 2025.

Patricia Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Patricia Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29th day of July 2025.

Notary Public

My Commission Expires: 6-18-2028

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 30. 2025.

Affiant Signature

30th day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of Julv, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

