Batch # 144267
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Fees: $12.00 Taxes: $0.00
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on County
DEEDQC
1 pg

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PR[illegible] EARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Joseph W. Smith and Patricia D. Workman	Same as owners	53 – 11 – 52.00
117 Becker Avenue		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **JOSEPH W. SMITH, AN UNMARRIED MAN,** the grantor herein, do hereby Quitclaim and convey unto the **JOSEPH W. SMITH AND PATRICIA D. WORKMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** the Grantees herein, it's successors and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15 of Block "C" on the Plan of Life and Casualty Insurance Company's Subdivision No. 3 at Old Hickory, Tennessee, as of record in Book 974, Page 11, Register' Office for said County.

Said Lot No. 15 fronts 60 feet on the northeasterly side of Becker Avenue and runs back between parallel 175 feet to a dead line.

BEING the same property conveyed to Joseph W. Smith, an unmarried man by Warranty Deed from Dennis B. Redmon, Sr, and wife Wrevonda G. Redmon, dated March 25th, 2016, and filed for record on March 29th, 2016 of record in Instrument No. 201603290029556, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as: 117 Becker Avenue, Old Hickory TN 37138

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 10th day of July, 2026.

Affiant

My commission expires: 1-30-27

Notary Public

CONNIE L. TIMBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WITNESS, our hands on this the 10th day of July, 2026.

JOSEPH W. SMITH

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and of said county and state, the within named **JOSEPH W. SMITH**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of July, 2026.

CONNIE L. TIMBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-30-2027

Notary Public