Davidson County DEEDQC
Recvd: 12/09/08 11:23 4 pgs
Fees:22.00 Taxes:0.00
20081209-0118801

**This instrument prepared by:**
Justin J. Smith
435 Lynnwood Boulevard
Nashville, Tennessee 37205

Return to:
Title Source, Inc.
1450 W. Long Lake Road
Suite 400
Troy, MI 48098
888-TITLE55

2846042

# QUITCLAIM DEED

**TITLE OF DOCUMENT**

**ADDRESS NEW OWNER AS FOLLOWS:**
Justin J. Smith, et al
435 Lynnwood Boulevard
Nashville, Tennessee 37205

**MAIL TAX STATEMENT TO:**
Justin J. Smith, et al
435 Lynnwood Boulevard
Nashville, Tennessee 37205

**MAP PARCEL NUMBERS:**
Map/Parcel:
116-15-0-054.00

R# 2853172

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Justin J. Smith and Wendy M. Hafner, husband and wife** by these presents do hereby quitclaim and convey unto the said **Justin J. Smith and Wendy M. Hafner, Trustees of the Smith-Hafner Family Revocable Trusted dated August 10, 2000**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Transfer To Trust.

Being the same property conveyed to Justin J. Smith and Wendy M. Hafner, husband and wife by Deed from Justin J. Smith and Wendy M. Hafner, Trustees of the Smith-Hafner Family Revocable Trusted dated ~~August 10, 2000~~ of record as Instrument No. 20080516005056 2, said Register's Office. May 16, 2008 KG

This is unimproved (✓) property known as 435 Lynnwood Boulevard, Nashville, Tennessee 37205
Improved ( )

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 hand this 27th day of Feb., 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Justin J. Smith ~~Trustee~~ VAF

Wendy M. Hafner, ~~Trustee~~ VAF

**ACKNOWLEDGMENT**

**STATE OF** ~~Tennessee~~)

**COUNTY OF** Davidson) ss

Personally appeared before me, Russell H. Evans * Justin J. Smith ~~Trustee~~ & Wendy M. Hafner, ~~Trustee~~, a Notary Public in and for said County and State, **Justin J. Smith, ~~Trustee~~ and Wendy M. Hafner, ~~Trustee~~** the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at Nashville, TN.
this 27th day of Feb., A.D., 2008.

NOTARY SEAL/SEAL

RUSSELL H. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Russell H. Evans
NOTARY PUBLIC
Notary Commission Expires: 11-22-2008

Russell H. Evans My Commission Expires NOV. 22, 2008

**AFFIDAVIT OF VALUE**

**STATE OF** Tennessee)

**COUNTY OF** Davidson)

The actual consideration or value whichever is greater, for this transfer is $1.00.

Subscribed and sworn to before me this the 27th day of Feb., 2008.

Justin J. Smith
Affiant

Russell H. Evans
Russell H. Evans Notary Public
My Commission Expires: My Commission Expires NOV. 22, 2008

(Affix Seal)

RUSSELL H. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

EXHIBIT A – LEGAL DESCRIPTION

Tax ID Number(s): **116-15-0-054.00**

Land situated in the **City** of **Nashville** in the County of **Davidson** in the State of **TN**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 238 FEET FRONT AND 102 FEET REAR OF LOT NO. 110 AN THE PLAN OF A RESUBDIVISON OF PART OF ROYAL OAKS SUBDIVISON, AS OF RECORD IN PLAT BOOK 974, PAGES 4 AND 5, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH A PLAT REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

**SAID PORTION OF LAND NO. 110 FRONTS 238 FEET ON THE WESTERLY MARGIN OF LYNWOOD BOULEVARD AND EXTENDS BACK 304 FEET ON THE NORTHERLY LINE AND 346 FEET ON THE SOUTHERLY LINE TO A DEED LINE IN THE REAR, MEASURING 102 FEET THEREON.**

Group Number: **N/A**

Commonly known as: **435 Lynnwood Blvd, Nashville, TN 37205**

Exhibit B

# CERTIFICATION OF TRUST

**I/We** Justin J. Smith and Wendy M. Hafner, **Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:**

1. **Name of trust:** The Smith-Hafner Family Revocable Trust
   **is currently in existence and was created on** August 10, 2000
2. **The trust was established by:** Justin J. Smith and Wendy M. Hafner
3. **The current trustee(s) of the trust is/are:** Justin J. Smith and Wendy M. Hafner
4. **The power(s) granted to the trustee(s) include:**

**(A) The power to sell, convey and exchange the real property which is the subject of this transaction. __x_Yes ___No**

**(B) The power to borrow money as well as mortgage and encumber the subject property with a deed of trust. ___xYes ___No.**

5. **The trust is (A) Revocable __x_ or (B) Irrevocable___ and is revocable by the following party(ies)** Justin J. Smith and Wendy M. Hafner
6. **Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. if the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction** Justin J. Smith and Wendy M. Hafner
7. **The trust identification number is as follows (Last Four Digits of SS#, etc.)**7950
8. **Title to trust assets shall be taken in the following fashion:** Quitclaim Deed

Justin J. Smith

Wendy M. Hafner

**The undersigned trustee(s) hereby declare(s) under penalty of perjury that the trust described above has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect. This certification is signed by all of the currently acting trustees who declare the above to be true and correct.**

**Dated:** 2-27-08

STATE OF Tennessee )
) ss.
COUNTY OF Davidson )

On 2-27-08 before me personally appeared **Justin J. Smith and Wendy M. Hafner**, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Russell H. Evans

Russell H. Evans
Davidson County, Tennessee

My commission expires My Commission Expires NOV. 22, 2008

RUSSELL H. EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008