This Instrument Prepared By:
Law Office of Matt Potempa, PLLC
222 Second Avenue North, Suite 360M
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20120072066 DEEDQC
Recvd: 09/25/12 10:17 2 pgs
Fees:12.00 Taxes:0.00
20120925-0086951

# QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars and 00/100 ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Henry G. Smith,** a widower, hereinafter called Grantor, has bargained and sold and by these presents does hereby quitclaim and convey to **Janet L. Smith, Trustee of the Henry G. Smith Living Trust Agreement,** all of my rights, title, life estate and interest in and to the following described tract of land to wit.

**BEING** Unit No. 229 on the Plan of Condominium site of Phase Six, Pepper Ridge Condominiums, as of record in Book 8250, page 239, and Annexation of Land Book 9155, page 806, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete and accurate description..

**BEING** the same property conveyed to Henry G. Smith and wife, Helen B. Smith by Warranty Deed, from Margaret S. Mullins, of record in Instrument No. 20030220-0022530, in Register's Office of Davidson County, Tennessee. Henry G. Smith was predeceased by his wife, Helen B. Smith on record with the Office of Vital Records, Metropolitan Government of Nashville & Davidson County.

This conveyance is subject to all matters appearing on the Plan of record in Plat Book 8250, page 239, and Annexation of Land recorded in Book 9155, page 806, Master Deed and Declaration of Covenants, Conditions and Restrictions of Record in Book 7466, page 248, as amended in Book 8672, page 17, By-laws of record in Book 11634, page 91, Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7505, page 804, all of record in the Register's Office fo Davidson County, Tennessee.

**This improved property is known as 229 Pepper Ridge Circle, Antioch, TN 37013.**

This Instrument was prepared by information provided by the Grantor. No new title search was done.

This instrument is subject to any and all existing restrictions, easements, and building setback lines of record.

**WITNESS** my hand and seal on this 24 day of September 2012.

Henry G. Smith

**HENRY G. SMITH**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

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

Witness my hand and official seal at Nashville, this 24th day of September, 2012.

ELIZABETH G. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2014

My Commission Expires _____

Elizabeth G. Christmas
Notary Public

**AFFIDAVIT**

I do hereby certify that the actual, true and correct consideration or value, whichever is greater, for this transfer is $-0-, which is paid for the property herein conveyed.

Henry G. Smith
Affiant

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Sworn to and subscribed before me this 24th day of September, 2012.

ELIZABETH G. CHRISTMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 8, 2014

My Commission Expires _____

Elizabeth G. Christmas
Notary Public

| **NAME AND ADDRESS OF NEW OWNER** | **SEND PROPERTY TAX STATEMENT TO:** | **MAP & PARCEL NO.** |
|---|---|---|
| Henry G. Smith Living Trust Agreement<br>Pepper Ridge Circle<br>Antioch, TN 37013 | Janet L. Smith, Trustee<br>813 Jamie Circle<br>Antioch, TN 37013 | Map 149-5A<br>Parcel 229 |