Bill Garrett Davidson County
Batch# 112295 DEEDQC
07/03/2018 11:24:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180703-0064425

This Instrument Prepared By and Returned To:
Robert L. Scruggs, Attorney
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Address New Owners:
Phillip A. Smith
6617 Riverview Drive
Nashville, TN 37209

Send Tax Bills To:
Same as Owner

Map/Parcel Numbers:
091-16-0-142.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Phillip A. Smith, Trustee of the Smith Family Irrevocable Trust 12182017,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **Phillip A. Smith and Deborah White**, as tenants in common, their heirs, successors and assigns, in and to the following tract of land in **Davidson County, Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 404, Block 21, on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Phillip A. Smith, Successor Trustee of the William Robert Smith and Phyllis Arlene Smith Revocable Living Trust U/A/D January 9, 2001, by warranty deed from Richard J. Wunderlich and Kimberly E. Wunderlich, husband and wife, of record as Instrument No. 20160601-0054879, Register's Office for Davidson County, Tennessee.
Current Source of Title: #20180703-0064424
This is improved property known as: **4503 Dakota Avenue, Nashville, TN 37209**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June, 2018.

Phillip A. Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phillip A. Smith, Trustee of the Smith Family Irrevocable Trust 12182017**, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the above instrument for the purposes contained therein, and who further acknowledged that he is the trustee of the Smith Family Irrevocable Trust 12182017, and who further acknowledged that he is authorized to execute the above instrument as trustee for the benefit of the beneficiary named in said trust agreement.

Witness my hand and seal, this 25th day June, 2018.

Commission Expires: 3/3/2020

Notary Public

KATIE KINDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is -0-.

(Affiant)

Subscribed and sworn to before me, this 25th day of June, 2018.

Commission Expires: 3/3/2020

NOTARY PUBLIC

