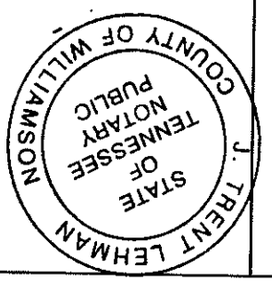
Karen Y Johnson Davidson County
Batch# 140509 DEEDQC
09/13/2018 11:41:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180913-0090888



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/19/21

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT BENEFIT OF A TITLE SEARCH BY
LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy R. Smith, Trustee	NEW OWNER	187-09-0A-306.00CO
(NAME) 1361 Duns Lane	(NAME)	
(ADDRESS) Nolensville, TN 37135	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

NANCY SMITH, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NANCY R. SMITH, TRUSTEE OF THE NANCY R. SMITH LIVING TRUST, WITH FULL POWER TO SELL, TRANSFER, AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot 306, on the plat of Burkitt Village Phase Three, as shown on plat of record in Instrument No. 20170510-0046571, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Nancy Smith, a single person, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on April 3, 2018 of record in Instrument No. 20180403-0030894, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐

This is improved ☒ property, known as 1361 Duns Lane Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever 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 this 4 day of September, 2018.

Nancy Smith

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said State and County, Nancy Smith, the bargainor(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 by herself/himself as their own free act and deed.

Commission expires:

April 3rd, 2022

BENNETT R. LIEBERMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public