Prepared by:
Randy Ratliff, Attorney
5115 Maryland Way, Suite 137
Brentwood, Tennessee 37027

Send Tax Bills To:
Kaye Tipton
3000 McCanless Road
Nolensville, TN 37135

New Owner is:
Kaye Tipton
3000 McCanless Road
Nolensville, TN 37135

Karen Y Johnson Davidson County
Batch# 141859 DEEDQC
09/17/2018 01:17:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20180917-0092012

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, Jennie Isabel Smithson and Bobby Joe Smithson, Deceased, have bargained and sold and by these presents do transfer and convey unto Kaye Tipton, GRANTEE the following described tract or parcel of land, lying and being in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Revised Plan of Caldwell Hall, Section 1, as of record in Book 2900, Pages 57, 58, 59, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description thereof.
>
> Being the same property conveyed to Bobby J. Smithson and wife, Jennie I. Smithson by deed from First Cumberland Bank of record in Book 8137, page 863, Register's Office for Davidson County, Tennessee.

Grantor reserves to herself the right to occupy, rent, or improve the granted premises during her lifetime.

The description was provided to the preparer of this deed, and preparer makes no warranty or representation as to the accuracy of said description. The deed was made without benefits of title search, and the preparer of this deed makes no representations as to the status of the title of the herein described property. The preparer of this deed has not in any way participated in the financial closing of this transaction. 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 our hands this 12 day of September, 2018

GRANTOR:

Jennie Isabel Smithson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
ss.)
COUNTY OF WILLIAMSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jennie Isabel Smithson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 12th day of September, 2018.

Randall Allen Ratliff
State of Tennessee
Notary Public
Williamson County

NOTARY PUBLIC
My commission expires: 02/19/2020

OATH OF CONSIDERATION for TRANSFER TO TRUST

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Jeanne Isabel Smithson
AFFIANT

Subscribed and sworn before me, this 12th day of September 2018.

NOTARY PUBLIC

My commission expires: 02/10/20

Randall Allen Ratliff
State of Tennessee Notary Public
Williamson County