Karen Johnson Davidson County
Batch# 185250 DEEDQC
01/17/2019 02:51:34 PM 3 pgs
Fees: $18.00 Taxes: $55.50
20190117-0005136

Instrument prepared by:
John C. Lessel
11601 Pleasant Ridge Road
Suite 301
Little Rock, AR 72212

MAP-PARCEL NUMBER:
16102014200

TRUSTEE'S DEED

For and in consideration the sum of TEN and No/100 Dollars ($10.00), cash in hand paid by the GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Douglas E. Gregg, Trustee of the Darcy Ellen Dickson 2016 Trust dated August 4, 2016 ("GRANTOR") on this day, do hereby quitclaim and convey unto Darcy Ellen Smith, a married woman ("GRANTEE"), 5113 Meta Court, Nashville, TN 37211, as her sole and separate property, and to her heirs and assigns and conveys, a seven and three-hundred and seventeen one thousandths percent (7.317%) undivided interest as a tenant in common with Grantor in and to the real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 34 on the Plan of Section Two McMurray Place of record in Plat 5200, Page 440, in the Register's Office of Davidson County, Tennessee, to which the plan reference is hereby made for a more and complete description of the property.

Being the same property conveyed to Grantor by Warranty Deed from Grantee of record Instrument No. 20161012-0107949 in the Register's Office of Davidson County, Tennessee, dated October 3, 2016 and recorded on October 12, 2016.

Subject to the matters set forth below, if any, as well as all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate local record.

Taxes for the year 2019 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200 Page 440, Register's Office of Davidson County, Tennessee.

Restrictions of record in Book 5939, Page 231, in the Register's Office of Davidson County, Tennessee, but omitting any restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction is (a) exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This improved property known as 5113 Meta Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging to the GRANTEE, as her sole and separate property, and to her heirs and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, and has good right to convey it, and the same in unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 3rd day of December 2018.

Darcy Ellen Dickson 2016 Trust
dated August 4, 2016

By Douglas E Gregg
Douglas E. Gregg, Trustee

Mail Tax Bills To:
Douglas E. Gregg
4251 Hwy 201 S
Mountain Home, AR 72653

STATE OF ARKANSAS
COUNTY OF Baxter

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Douglas E. Gregg with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), Trustee of The Darcy Ellen Dickson 2016 Trust dated August 4, 2016 and who acknowledged to be person within named and that he executed the foregoing instrument on behalf of said trust for the purpose therein contained.

Witness my hand and seal this 3rd day of December 2018

Wendy L Luna
Notary Public

My commission expires:

9/20/20

WENDY L. LUNA
BAXTER COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires Sept. 20, 2020
Commission No. 12378763

The following information is not a part of this Deed.
Property Address: 5113 Meta Court, Nashville, Tennessee 37211
Owner's Name: Douglas E. Gregg, Trustee of the Darcy Ellen Dickson 2016 Trust dated August 4, 2016
Instrument Number:
Mail Tax Bills to: 4251 Highway 201 South, Mountain Home, AR 72653

OATH OF CONSIDERATION

STATE OF ARKANSAS

COUNTY OF PULASKI

The actual consideration or true value, whichever is greater for this transfer is $15,000.

John C. Lessel, Affiant

Subscribed and Sworn before me, this 27th day of December 2018.

Notary

JANET BINGHAM
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires July 25, 2020
Commission No. 12377846