Karen Johnson Davidson County
Batch# 247756 DEEDQC
06/24/2019 02:52:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190624-0060936

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this the 21st day of June, 2019.

Notary Public

My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Shelby M. Smith, Trustee P.O. Box 22298 Nashville, Tennessee 37202	Same	093 10 0 188.00 093 10 0 229.00 093 10 0 230.00 093 10 0 231.00 093 10 0 232.00

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Ada Trice Smith and Shelby Madison Smith, Co-Trustees of The W. Madison Smith Trust, established under the Will of William Madison Smith dated July 19, 1993** (the "Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby release, remise and quitclaim unto **Shelby M. Smith, Trustee of the W. Madison Smith 2019 Trust**, his successors in trust and assigns, with full power to convey or mortgage without the consent of any beneficiary, hereinafter called the Grantee, all right, title and interest of the Trust in and to certain parcels of land in the State of

Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this the 21st day of June, 2019.

THE W. MADISON SMITH TRUST, ESTABLISHED UNDER THE WILL OF WILLIAM MADISON SMITH DATED JULY 19, 1993

By: Ada Trice Smith
Ada Trice Smith, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ada Trice Smith, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of June, 2019.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

By:
Shelby Madison Smith, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelby Madison Smith, Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of June, 2019.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Notary Public

EXHIBIT A
Legal Descriptions

093 10 0 188.00 – 423 6th Avenue South, Nashville, Tennessee 37203

Being Lots Nos. 51 and 52 on the Map of the Wilson Springs Property of record in Minute Book "G", page 230, of the Chancery Court at Nashville and described as follows: Beginning at the northwest corner of Sixth A venue, South formerly High Street, and Peabody, formerly McEwen Street, thence northerly with Sixth A venue, South 77 feet to a point, being the northeasterly corner of Lot No. 51; thence north 72 deg. 45 min. east 160.30 feet, more or less, to a point in an alley being the common corner of said Lot No. 51 and Lot No. 12 in the Resubdivision of Lot No. 49 of "Southfield", said resubdivision being not of record, but with "Southfield" of record in Book "N", page 459, said Register's Office; thence in a southeast direction along the easterly margin of said alley 105.5 feet, more or less, to a point in the northerly margin of Peabody, formerly McEwen Street; thence in a northeasterly direction with the northerly margin of said Peabody Street 160 feet to the point of beginning, being the southeasterly corner of said Lot No. 52 at the intersection of Sixth Avenue, South and Peabody Street. For a detailed description of said two lots see the survey of T.R. Sanford dated August 12, 1958.

This is unimproved property known as 423 6th Avenue South, Nashville, Tennessee 37203.

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093 10 0 229.00 – 0 6th Avenue South, Nashville, Tennessee 37203

Land in Davidson County, Tennessee, being the south 23 feet of Lot 8 and the north 16 feet of Lot 9 of the Barrow Grove Plan, as per plan recorded in Book "S", page 612, Register's Office for Davidson County, Tennessee.

Said parts of Lots 8 and 9 front 39 feet on the east side of Sixth Avenue South, formerly South High Street, and runs back between parallel lines 210 feet to an alley.

This is unimproved property known as 0 6th Avenue South, Nashville, Tennessee 37203.

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093 10 0 230.00 – 504 6th Avenue South, Nashville, Tennessee 37203

Being the southerly 20 feet of Lot No. 6, all of Lot No. 7, and the northerly 38 1/4 feet of Lot No. 8 on the Map of Barrow Grove, of record in Book "S", page 279, Register's Office for Davidson County, Tennessee.

Said Property fronts 118 1/4 feet on the easterly side of 6th Avenue, South, and runs back between parallel lines 210 feet, more or less, to an alley in the rear.

This is improved property known as 504 6th Avenue South, Nashville, Tennessee 37203.

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093 10 0 231.00 – 502 6th Avenue South, Nashville, Tennessee 37203

Land in Davidson County, Tennessee, being part of lots numbers Five (5) and Six (6) in the plan of "Barrow Grove" as of record in Book "S", page 279, of the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the east side of 6th Avenue South, formerly High Street, at a point Fifty (50) feet southerly from the southeast comer of 6th Avenue South and Lincoln Alley, now Peabody Street; thence southwardly along the east side of 6th A venue South (50) feet; thence at right angles eastwardly Two Hundred and ten (210) feet to an alley; thence at right angles, northwardly along said alley Fifty (50) feet; thence at right angles westwardly Two hundred and ten (210) feet to the beginning, and being Ten (10) feet off the south side of said lot No. 5 and Forty (40) feet off the north side of lot No. 6.

This is unimproved property known as 502 6th Avenue South, Nashville, Tennessee 37203.

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093 10 0 232.00 – 0 6th Avenue South, Nashville, Tennessee 37203

Being the northern 50 feet of Lot 5 of the Barrow Grove Plan of record in Plat Book 5, page 279, Register's Office for Davidson County, Tennessee, beginning at the intersection of the southern margin of Peabody Street (formerly Lincoln Alley) with the eastern margin of 6th Avenue, South, (formerly High Street); running thence southerly along the eastern margin of 6th Avenue, South (formerly High Street) 50 feet; thence at right angles easterly 210 feet to an alley; thence northerly along said alley 50 feet to the southern margin of Peabody Street (formerly Lincoln Alley); thence westerly along the southern margin of said Peabody Street, the beginning.

This is unimproved property known as 0 6th Avenue South, Nashville, Tennessee 37203.

All parcels being the same property conveyed to Andrew Ewing, Jr. and Ada Trice Smith, Co-Trustees under the Will of William Madison Smith (the "Trust"), by deed from Andrew Ewing, Jr. and Ada Trice Smith, Co-Executors of the Estate of William Madison Smith, of record in Book 9976, page 411, Register's Office for Davidson County, Tennessee, and further corrected in Book 10297, page 605, Register's Office for Davidson County, Tennessee. Andrew Ewing, Jr. died on September 17, 2004. Shelby Madison Smith became successor Co-Trustee of the Trust and notice was given of record as Instrument No. 20150626-0061582, Register's Office for Davidson County, Tennessee.

The trust established under the Will of William Madison Smith dated July 19, 1993 is also known as The W. Madison Smith Trust.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

