Karen Johnson Davidson County
Batch# 255827 DEEDQC
07/11/2019 01:40:21 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190711-0067789

THIS INSTRUMENT PREPARED BY:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 208
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

STATE OF TENNESSEE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Janet Smith
Affiant

Subscribed and sworn to before me, this 9th day of July 2019

Justin Gilbert
Notary public

My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Todd R.J. Smith and Janet L. Smith 329 Leafland Avenue Nashville, TN 37210	Todd R.J. Smith and Janet L. Smith 329 Leafland Avenue Nashville, TN 37210	106-13-0/183.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Janet L. Smith, who took title as Janet L. Sellers, and Todd R.J. Smith, Grantors, do hereby quitclaim, transfer and convey unto Todd R.J. Smith and Janet L. Smith, Trustees of the Todd and Janet Smith Living Trust dated July 9, 2019, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Legal Description attached hereto as Exhibit "A"

Being the same property conveyed to Janet L. Sellers, unmarried, and Todd R.J. Smith, unmarried, as joint tenants, from Nancy M. Eckert, by Warranty Deed dated July 14, 2000, and recorded on July 24, 2000 as Instrument No. 20000724-0072807, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 329 Leafland Avenue, Nashville, Tennessee 37210

Witness my hand this 9th day of July 2019.

Janet L. Smith, Grantor

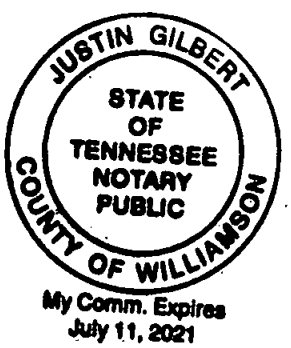
Todd R.J. Smith, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Janet L. Smith and Todd R.J. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, July 9, 2019.

[Seal]



Justin Gilbert, Notary Public
My commission expires: July 11, 2021

Exhibit "A"

BEING ALL OF LOT NO. 31 AND PARTS OF LOTS NOS. 32, 33, 34, AND 35, OF SADLER PLACE AND PART OF A CLOSED ALLEY OF RECORD IN PLAT BOOK 332, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LEAFLAND PLACE (ALSO KNOWN AS LEAFLAND AVENUE) SAID POINT BEING THE NORTHEAST CORNER OF LOT NO. 31; THENCE RUNNING ALONG THE RIGHT-OF-WAY OF SAID ROAD 62 FEET, MORE OR LESS, TO A POINT; THENCE RUNNING ALONG THE RAILROAD RIGHT-OF-WAY IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 220 FEET, MORE OR LESS, TO A POINT; THENCE RUNNING IN A EASTERLY DIRECTION ALONG AN ALLEY A DISTANCE OF 215 FEET, MORE OR LESS, TO A POINT; THENCE RUNNING ALONG THE EASTERLY LINE OF SAID LOT NO. 31 A DISTANCE OF 165 FEET, MORE OR LESS TO THE POINT OF BEGINNING.