Karen Johnson Davidson County
Batch# 300546 DEEDQC
10/14/2019 10:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191014-0104957

THIS DOCUMENT PREPARED BY:

Bryan Howard
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

TIFFANY H LIPSCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE.

Bryan Howard
Affiant

Subscribed and sworn to before me, this 4th day of October, 2019.

Tiffany H. Lipscomb
Notary Public

My Commission Expires:
3/08/2021

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Ernest Owens Smith, Trustee 4915 Roselawn Circle Nashville, TN 37215	SAME	Map: 145 Parcel: 035.00

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Angela Smith Stinson, Trustee, of the Mary Jo Smith Dynasty Trust dated December 23, 2012, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, has bargained and sold, and by these presents does transfer and convey unto Ernest Owens Smith, as Trustee of the Ernest Owens Smith Trust under U/A dated December 23, 2012, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land

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

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

WITNESS my hand this the 9th day of October, 2019.

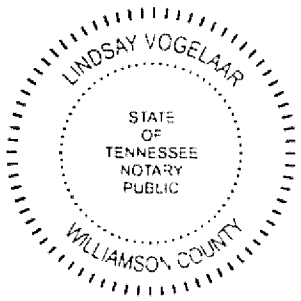
Angela Smith Stinson, Trustee

Angela Smith Stinson, Trustee of the
Mary Jo Smith Dynasty Trust
dated December 23, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Smith Stinson, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, this 9th day of October, 2019.



Lindsay Vogelaar

Notary Public

My Commission Expires: 7/15/23

EXHIBIT A

Legal Description

TRACT 1

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Roselawn Estates, as of record in Book 2900, page 86, Register's Office for said County, as follows:

Beginning in the west margin of Roselawn Circle at the corner of Lots Nos. 3 and 4; thence west along the line of said lots, 232.4 feet to a point in the east line of Lot No. 1; thence south along the line of Lots Nos. 1 and 4, 100 feet; thence east 18.4 feet to a monument, an inner corner of Lot No. 4; thence south along the line of Lot No. 4, 100 feet to a corner of Lots 4 and 5; thence east with the line of said lots, 222.8 feet to the west margin of Roselawn Circle; thence north with said Circle 200 feet to the beginning.

Being the same property conveyed to Angela Smith Stinson, Trustee of the Mary Jo Smith Dynasty Trust dated December 23, 2012, by Quitclaim Deed of record in Instrument Number 20130107-0001969, Register's office for Davidson County, Tennessee.

TRACT 2

Beginning at a point in the westerly boundary of Roselawn Estates, Subdivision, a Plan of which is of record in book 2900, page 86, Register's Office of Davidson County, Tennessee, said point being 375 feet south on a line south 3°8' west from the southerly margin of Tyne Boulevard; thence in an easterly direction on a straight line for a distance of 145.5 feet to the point of the southwest corner of lot No. 3 as shown on said plan; thence in a southerly direction a distance of 100 feet to a point; thence north 86°30' west 145 feet to a concrete monument; thence north 3°8' east 100 feet to the point of beginning.

Being the same property conveyed to Angela Smith Stinson, Trustee of the Mary Jo Smith Dynasty Trust dated December 23, 2012, by Quitclaim Deed of record in Instrument Number 20130107-0001969, Register's office for Davidson County, Tennessee.

This is improved property known as 4915 Roselawn Circle, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Bryan Howard, 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.

Bryan Howard

Bryan Howard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dianne Jaynes, a notary public for this county and state, Bryan Howard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dianne Jaynes

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

