Karen Johnson Davidson County
Batch# 304123 DEEDQC
10/22/2019 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191022-0108162

Prepared by:
Jennifer L. Pennell, Attorney
Tennessee Title Services, LLC
207 N. Main St.
Dickson, TN 37055

STATE OF TENNESSEE

COUNTY OF Williamson

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

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

Subscribed and sworn to before me, this 21 **day of** October **2019.**

Notary Public

My commission expires: 1/13/20

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ernest Keith Smith and Delaney Royer Smith 4915 Roselawn Circle Nashville, TN 37215	New Owner	Map 145 Parcel: 035.00

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Ernest Owens Smith, as Trustee of the Ernest Owens Smith Trust under U/A dated December 23, 2012,** hereinafter called Grantor, has conveyed and quitclaimed and does hereby transfer unto **Ernest Keith Smith and Delaney Royer Smith, husband and wife,** as joint tenants by the entireties, hereinafter called Grantees, all his right, title and interest in and to the following tract or parcel of land in the Davidson County, Tennessee, described as follows, to-wit:

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.

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 30120107-0001969, Registers Office for Davidson County, Tennessee.

Further being the same property conveyed to Ernest Owens Smith, as Trustee of the Ernest Owens Smith Trust under U/A dated December 23, 2012, by Quitclaim Deed from Angela Smith Stinson, Trustee, of the Mary Jo Smith Dynasty Trust dated December 23, 2012, dated October 9, 2019 and of record in Instrument Number 20191014-0104957, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 21 day of October, 2019.

Grantor

Ernest Owens Smith

Ernest Owens Smith, Trustee of the Ernest Owens Smith Trust under U/A dated December 23, 2012

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ernest Owens Smith, Trustee of the Ernest Owens Smith Trust under U/A dated December 23, 2012**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, TN, this 21 day of October, 2019.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY