Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Janna E. Smith, Trustee of the Janna E. Smith Revocable Trust dated July 10, 2019 **2309 Golf Club Lane** **Nashville, TN 37215**	**Map/Parcels:** **117-06-0-043.00**	**Janna E. Smith, Trustee of the Janna E. Smith Revocable Trust dated July 10, 2019** **2309 Golf Club Lane** **Nashville, TN 37215**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Janna E. Smith** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Janna E. Smith, Trustee of the Janna E. Smith Revocable Trust dated July 10, 2019** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as 2309 Golf Club Lane, Nashville, TN 37215.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Karen Johnson Davidson County
Batch# 311982 DEEDQC
11/06/2019 08:35:12 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191106-0114533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 5th day of November, 2019.

Notary Public
My Commission Expires: 3/7/23

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 5 day of November, 2019.

Janna E. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 5th day of November, 2019.

Notary Public

My Commission Expires:
11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being the westerly 145 feet of the easterly 150 feet of the southerly part of Lot No. 6 on the Map of E.L. Hampton's Subdivision called "Hillsboro Heights" not of record and described according to a survey by R.T. Sanford, dated Mary 7, 1962, as follows:

BEGINNING at an iron pin in the southerly margin of Golf Club Road, said point being 605 feet westerly from the center line of 23rd Avenue, South, said point also being 5 feet west of the dividing line between Lots Nos. 5 and 6 on said Plan; thence southerly parallel to and 5 feet west of said dividing line, 342.7 feet more or less, to an iron pin in the northerly line of Lot No. 14 on said Plan; thence with the line between Lots Nos. 6 and 14 westerly 145 feet to an iron pin; thence northerly 343.2 feet more or less to an iron pin in the southerly margin of Golf Club Road; thence with the margin of the same, easterly 145 feet to the beginning.

BEING the same property conveyed to Brooks R. Smith and Janna E. Smith, as Tenants in Common, by deed from T. Gregg Wilkinson and wife, Corin Wilkinson, as of record as instrument number 20050902-0106042, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 9929, page 538, Register's Office for , County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Easement for electric and telephone poles and sewerage lines of record in Book 716, page 362, Register's Office for County, Tennessee.