Karen Johnson Davidson County
Batch# 395834 DEEDQC
05/05/2020 02:39:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200505-0046917

Instrument prepared by:
John C. Lessel
11601 Pleasant Ridge Road
Suite 301
Little Rock, AR 72212

MAP-PARCEL NUMBER:
16102014200

TRUSTEE'S QUITCLAIM DEED

By way of gift and without other consideration, I, Douglas E. Gregg, Trustee of the Darcy Ellen Dickson 2016 Trust dated August 4, 2016 ("GRANTOR") on this day, do hereby quitclaim unto Darcy Ellen Smith, a married woman ("GRANTEE"), 5113 Meta Court, Nashville, Tennessee 37211 as her sole and separate property, and to her heirs and assigns and conveys, an eight and six hundred twenty-nine one-thousandths percent (8.629%) undivided interest as a tenant in common to be added to her existing fifteen and two hundred eleven one-thousandths percent (15.211%) for a total of twenty-three and eight hundred forty one-thousandths percent (23.840%) undivided interest as a tenant in common with Grantor holding a seventy-six and one hundred sixty one-thousandths percent (76.160%) undivided interest in and to the real estate in Davidson County, Tennessee further described as follows:

Land in Davidson County, Tennessee, begin Lot 34 on the Plan of Section Two McMurray Place of record in Plat 5200, Page 440, in the Register's Office of Davidson County, Tennessee, to which the plan reference is hereby made for a more and complete description of the property.

Being the same property conveyed to Grantor by Warranty Deed to Grantor of record Instrument No. 20161012-0107949 in the Register's Office of Davidson County, Tennessee, dated October 3, 2016 and recorded on October 12, 2016.

Subject to the matters set forth below, if any, as well as all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate local record.

Taxes for the year 2020 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200 Page 440, Register's Office of Davidson County, Tennessee.

Restrictions of record in Book 5939, Page 231, in the Register's Office of Davidson County, Tennessee, but omitting any restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin

unless and only to the extent that the restriction is (a) exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This improved property is known as 5113 Meta Court, Nashville, TN 37211.

Witness my hand this 24th day of April 2020.

Darcy Ellen Dickson 2016 Trust
dated August 4, 2016

By Douglas E Gregg
Douglas E. Gregg, Trustee
4215 Highway 201 South
Mountain Home, AR 72653

NEW OWNER:
Mail Tax Bills To:
Douglas E. Gregg
4251 Hwy 201 S
Mountain Home, AR 72653

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF BAXTER

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Douglas E. Gregg with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), Trustee of The Darcy Ellen Dickson 2016 Trust dated August 4, 2016 and who acknowledged to be person within named and that he executed the foregoing instrument on behalf of said trust for the purpose therein contained.

Witness my hand and seal this 24th day of April 2020.

Wendy L Luna
Notary Public

WENDY L. LUNA
BAXTER COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires Sept. 20, 2020
Commission No. 12378763

OATH OF CONSIDERATION

STATE OF ARKANSAS
COUNTY OF BAXTER

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

Douglas E Gregg
Douglas E. Gregg, Affiant

Subscribed and sworn before me, this 24th day of April 2020.

Wendy L Luna
Notary Public

WENDY L. LUNA
BAXTER COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires Sept. 20, 2020
Commission No. 12378763