Karen Johnson Davidson County
Batch# 437335 DEEDQC
07/14/2020 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200714-0076842

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	Cindy Smith Charlton, Trustee P.O. Box 292004 Nashville, TN 37229
SEND TAX BILLS TO:	NEW OWNER
MAP-PARCEL NOS.	084040A30100CO

Prepared by:	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229 (Davidson Cty.Box 27-B)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Ruth B. Smith, unmarried** (herein "Grantor") by these presents do hereby quitclaim and convey unto **Cindy Smith Charlton, Trustee of "The Ruth B. Smith Living Trust, dated June 25, 2020," her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary** (herein "Grantee") her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson County**, Tennessee, to wit:

A certain condominium apartment in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 301 of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the Plat of Autumn Chase Condominiums, recorded as Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, Page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Ruth B. Smith, an unmarried person, from Dina B. McDonald, Trustee U/A/D October 1, 1998, of The McDonald Revocable Living Trust Agreement by Warranty Deed recorded on July 22, 2004, in Instrument No. 20040722-0087928, Register's Office for Davidson County, Tennessee.

Said property has a common address of 301 Autumn Chase Drive, Nashville, TN 37214.

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

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of June 2020.

Ruth B. Smith

Ruth B. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Ruth B. Smith, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of June 2020.

Alice M. Bohannon

Notary Public
My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ZERO.

Ruth B. Smith
Affiant

Subscribed and sworn to before me this 25th day of June 2020.

Alice M. Bohannon

Notary Public
My Commission Expires

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

This document was executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020, and/or Executive Order No. 37 by Tennessee Governor Bill Lee, dated May 12, 2020.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

