Karen Johnson Davidson County
Batch# 449045 DEEDQC
08/03/2020 01:47:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200803-0085414

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 28253387

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Map Parcel Numbers:
Warren Delano Smith, Jr. and Linda S. Smith, Trustees of the Warren and Linda Smith Community Property Trust 2307 Golf Club Lane Nashville, TN 37215	Warren Delano Smith, Jr. and Linda S. Smith, Trustees 2307 Golf Club Lane Nashville, TN 37215	Map and Parcel: 117 06 0 044.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, I, LINDA SMITH SMITH, by these presents do hereby quitclaim and convey to WARREN DELANO SMITH, JR. AND LINDA S. SMITH, TRUSTEES OF THE WARREN AND LINDA SMITH COMMUNITY PROPERTY TRUST, their successors and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of my right, title and interest in and to the property described on Exhibit A hereof.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 2307 Golf Club Lane, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this _____ day of June 16, 2020.

Linda Smith Smith

Warren Delano Smith, Jr., husband of Linda Smith Smith, joins in this deed for the purpose of quitclaiming and conveying any and all interest he may have in Linda Smith Smith's interest in the above-described real property solely by virtue of his marriage to Linda Smith Smith.

Warren Delano Smith, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Linda Smith Smith and Warren Delano Smith, Jr., the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16th day of June, 2020.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me
this 16th day of June, 2020.

Jennifer Roberts
Notary Public

My Commission Expires:
November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

EXHIBIT A

LAND in Davidson County, Tennessee, described as follows, to wit:

BEING the west one-half of Lot No. 5 and the east 5 feet 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 thereof made by W. B. Southgate, Surveyor, December 26, 1912, as follows:

BEGINNING in the center of Golf Club Road, at a point, 2,097.5 feet west of the westerly margin of Hillsboro Pike, being the northwest corner of that part of Lot No. 5 conveyed to R. W. Bratton by deed of record in Book 649, page 83, of the Register's Office for said County, Tennessee; thence with the center of said Golf Club Road, North 86 1/2 degrees west 155 feet to a point, the northeast corner of that part of Lot No. 6 conveyed to J. J. Cannon by deed of record in Book 1085, page 576, said Register's Office; thence south 3 1/2 degrees west with the east line of Connor's 367 feet more or less to a point in the north line of Lot No, 14 of said Subdivision; thence eastwardly with the north line of Lots Nos. 14, and 15, 155 feet to a point, Bratton's southwest corner; thence with Bratton's west line North 3 1/2 degrees east 366 feet more or less to the beginning.

Being the same property conveyed to Linda Smith Smith by quitclaim deed of record at Instrument 00007782-0000283, Register's Office of Davidson County, Tennessee.

28253387.1

True Copy Certification

I, Aubrey Burns, 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.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

