Karen Johnson Davidson County
Batch# 450269 DEEDQC
08/05/2020 09:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200805-0086610

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Melanie Smith-Howard Affiant Subscribed and sworn to before me, this 4th day of August, 2020. Alice M. Bohannon Notary Public My Commission Expires:

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

Address of new owner:	Send Tax Bills to:	Map-Parcel Number:
Melanie Smith-Howard, Trustee 610 Woodleigh Drive Nashville, Tennessee 37215	SAME	117 01 0 130.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Melanie Smith-Howard, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Melanie Smith-Howard, Trustee of the Melanie Smith-Howard Living Trust**, established by the Revocable Trust Agreement of Melanie Smith-Howard dated August 4, 2020, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 4th day of August, 2020.

Melanie Smith Howard

Melanie Smith-Howard

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 Melanie Smith-Howard, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office this 4th day of August, 2020.

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

My Commission Expires:

Alicia M. Bohannon

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the north one-half of Lot No. 14 on the map of Forest Land Company's Subdivision, as of record in Book 161, page 144, Register's Office of Davidson County, Tennessee.

Said part of lot fronts 100 feet on the easterly side of Woodleigh Drive, formerly Hindman Avenue, and runs back between parallel lines 230 feet to a dead line.

Being the same property conveyed to Melanie Smith-Howard by deed from Melanie Smith-Howard, Personal Representative of the Estate of Harlan Perry Howard, of record as Instrument No. 20100125-0006066, Register's Office for Davidson County, Tennessee.

This is improved property known as 610 Woodleigh Drive, Nashville, Tennessee 37215.

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)

