Karen Johnson Davidson County
Batch# 454811 DEEDWARRSP
08/12/2020 10:18:27 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200812-0089774

This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd, Building Two, Ste 150
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
IRVING AND DOROTHY SMITH COMMUNITY PROPERTY TRUST c/o Irving G Smith, Co-Trustee 3336 Elm Hill Pike Nashville, Tennessee 37214	SAME	MAP 108-3 PARCEL 66

KNOW ALL MEN BY THESE PRESENTS, that **IRVING G. SMITH and DOROTHY M. SMITH** (the "Grantors"), for love and affection and no monetary consideration, the receipt and sufficiency of which are hereby acknowledged, convey unto **DOROTHY M. SMITH** AND **IRVING G. SMITH, CO-TRUSTEES OF THE IRVING AND DOROTHY SMITH COMMUNITY PROPERTY TRUST U/A DTD 9/1/2014 AS AMENDED AND RESTATED 10/29/2015**, and as further amended ("Grantee"), its successors and assigns, with full power to sell, transfer, exchange, convey and encumber, by Deed of Trust or otherwise, without joinder by or disclosure of the beneficiaries of the trust, and without liability on the part of third persons dealing with the Trustees, to look to the proper disposition of the proceeds arising from any such transaction, all of Grantors' right, title and interest in and to certain real property located in Davidson County, Tennessee, and described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 48A, Section V, Patio Villa, of record in Book 5800, Page 335, and as amended in Book 5200, Page 748, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Grantor Irving G. Smith by Deed from Rita Gail Smith Bradford, of record in Book 9840, page 861, Register's Office for Davidson County Tennessee, and further being the same property in which a fifty percent (50%) undivided interest was conveyed to Grantor Dorothy M. Smith by Deed from Irving G. Smith, of record as Instrument Number 20151110-0114232, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

and we do hereby covenant with the said Grantee that we are lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unencumbered; and we do further covenant and bind ourselves, our heirs, successors, representatives and assigns, to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

This conveyance is subject to any and all existing easements and restrictions of record.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property known as 3051 Casa Drive, Nashville, Tennessee 37214.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantors this the 29th day of July, 2020.

Irving G. Smith

Irving G. Smith

Dorothy M. Smith

Dorothy M. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Irving G. Smith

Affiant

THIS DOCUMENT WAS EXECUTED IN COMPLIANCE WITH EXECUTIVE ORDER NO. 26 BY TENNESSEE GOVERNOR BILL LEE DATED APRIL 9, 2020, EXECUTIVE ORDER NO. 37 BY TENNESSEE GOVERNOR BILL LEE DATED MAY 12, 2020, and/or EXECUTIVE ORDER NO. 52 BY TENNESSEE GOVERNOR BILL LEE DATED JUNE 29, 2020, AND WAS EXECUTED IN COUNTERPARTS.

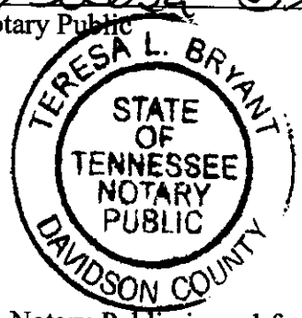
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Irving G. Smith, Grantor and Affiant,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 29th day of July, 2020.

Teresa Bryant
Notary Public

My Commission Expires: 1-4-21



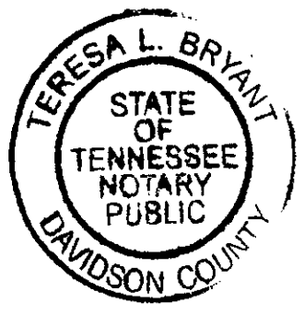
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Dorothy M. Smith, Grantor,** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 29th day of July, 2020.

Teresa Bryant
Notary Public

My Commission Expires: 1-4-21



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