Karen Johnson Davidson County
Batch# 456464 DEEDQC
08/13/2020 10:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200813-0090700

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--. Affiant Subscribed and sworn to before me, this 11th day of August, 2020. Notary Public My Commission Expires:

BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Address of New Owners:	Send Tax Bills to:	Map-Parcel Number
Jennifer A. Smythe, Trustee, et al. 3908 Albert Drive Nashville, Tennessee 37204	SAME	118 13 0P 002.00

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, **Jennifer A. Smythe,** hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, consisting of an undivided one-half (50%) tenant-in-common interest, 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 **Jennifer A. Smythe, Trustee of The Jennifer Ann Smythe Revocable Trust, established by the Revocable Trust Agreement of Jennifer A. Smythe dated May 23, 2007, as amended and restated on March 6, 2017**, and as further 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 11th day of August, 2020.

Jennifer A. Smythe

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 Jennifer A. Smythe, 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 11th day of August, 2020.

My Commission Expires: _____

BROOKE RECTOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-[illegible]-2023

Brooke Rector
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Unit B of 3906 Albert Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 3906 Albert Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130307-0022675, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3906 Albert Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130307-0022675, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jeffrey Mobley, Trustee, by deed from Jennifer A. Smythe and Shannon C. Houchins, wife and husband, and being further conveyed to Jennifer A. Smythe and Shannon C. Houchins, as equal tenants in common, by the same deed from Jeffrey Mobley, Trustee, of record as Instrument No. 20200812-0089789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) current and subsequent years' State and County taxes, which have been assumed by the Grantee; (b) all matters appearing on the plan of record in Book 2083, page 61, Register's Office for Davidson County, Tennessee; (c) restrictive covenants of record in Instrument No. 20130307-0022675, Register's Office for Davidson County, Tennessee; and (d) charter of record in Instrument No. 20130307-0022674, Register's Office for Davidson County, Tennessee.

This is improved property known as 3908 Albert Drive, Nashville, Tennessee 37204.

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, Julia C. Hunt, 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)

