Karen Johnson Davidson County
Batch# 464627 DEEDQC
08/26/2020 10:52:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200826-0096693

THIS INSTRUMENT PREPARED BY:
KRISTEN B. AMONETTE
LINDSEY AMONETTE NEMER +
GLASSFORD, PLLC
ONE AMERICAN CENTER
3100 WEST END AVENUE, SUITE 250
NASHVILLE, TENNESSEE 37203
(615) 313-3991
(615) 313-3968 (FACSIMILE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer pursuant to Tennessee Code Annotated § 67-4-409 is $0.00 as it is part of an adjustment of property rights between divorcing parties as part of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 20D417.

Affiant / Charles Edward Smotherman

Subscribed and sworn to before me on this 21st **day of** August **, 2020.**

Notary Public

LYDIA K. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

My Commission Expires: 5/07/24

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Margaret Bloomfield Smotherman 313 Red Feather Lane Brentwood, Tennessee 37027	SAME	172 05 0A 048.00

FOR AND IN CONSIDERATION of the sum of no dollars and no cents and for other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Charles Edward Smotherman (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto Margaret Bloomfield Smotherman, and her successors, as Trustee of the Mara Bloomfield Smotherman Separate Property Trust dated 12.13.16, as amended (hereinafter "Grantee") any interest he has or may have in certain real estate located in Davidson County, Tennessee, which is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Final Plat of First Revision Phase Three, Oakmont Subdivision, a Residential Planned Unit Development of record in Plat Book 9700, Page 881, Revised at Instrument No.

200710300127754, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David A. Clark, Jr. and Holly Walker Clark, husband and wife by Warranty Deed from John S. Croley and Elizabeth A. Croley, husband and wife dated January 28, 2014 and recorded February 11, 2014 as Instrument No. 20140211-0011955, in said Register's Office for Davidson County, Tennessee. *Notary Certificate of Correction recorded March 24, 2014 in Instrument No. 20140324-0023811, in said Register's Office.*

Further, being the same property conveyed to David A. Clark, Jr. and Holly W. Clark, husband and wife, as joint tenants with rights of survivorship by Quit Claim Deed from David A. Clark, Jr. and Holly Walker File Number: FRN-182359SSO.

Further, being the same property conveyed to Margaret Bloomfield Smotherman, and her successors, as Trustee of the Mara Bloomfield Smotherman Separate Property Trust dated 12/13/16, as amended, by David A. Clark, Jr. and Holly W. Clark, husband and wife, by Warranty Deed dated April 12, 2018 of record at instrument number 20180416-0035660 Register of Deeds Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed an by-laws; and (f) all applicable government and zoning regulations.

This is improved property located at 313 Red Feather Lane, Brentwood, Tennessee 37027.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THE PARTIES HAVE SPECIFICALLY WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER, OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this the 21ST day of August, 2020.

CHARLES EDWARD SMOTHERMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Edward Smotherman the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 21st day of August, 2020.

Lydia K. Gregory
NOTARY PUBLIC

My Commission Expires: 5/07/24

LYDIA K. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024