File No.

QUITCLAIM DEED

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-07-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.
No Warranty of Title either expressed or implied, see Deed Disclaimers

Karen Johnson Davidson County
Batch# 484524 **DEEDQC**
09/28/2020 11:28:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200928-0111202

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis J Smith	Same	MAP 176
(NAME) 7016 Hickory Pass	(NAME)	GROUP 01 0A
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS)	PARCEL 038.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

The Dennis and Sherry Smith Living Trust,
Dennis J. Smith and Sherry H. Smith, Trustees

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Dennis and Sherry Smith Living Trust,
Dennis J. Smith and Sherry H. Smith, Trustees,
dated July 25, 2018,

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of The Estates of Hickory Woods, of record in Instrument 2001041-20036163, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to The Dennis and Sherry Smith Living Trust, Dennis J. Smith and Sherry H. Smith, Trustees, by Quitclaim Deed from Dennis J. Smith, dated July 25, 2018 and filed of record in Instrument No. 20180730-0073936, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **7016 Hickory Pass, Antioch, Tennessee 37013.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 18th day of September, 2020.

Dennis J. Smith, TRUSTEE

Sherry H. Smith, TRUSTEE

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 **Dennis J. Smith and Sherry H. Smith, Trustees,** 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, and who further acknowledged that they are the trustee(s) of the **The Dennis and Sherry Smith Living Trust, Dennis J. Smith and Sherry H. Smith, Trustees, dated July 25, 2018** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, (city), Tennessee, (state), this 18, day of September 2020.

Notary Public
My Commission expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: _____

RETURN TO:
Michael J. Mills, Attorney at Law
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027