THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Ste. 130** **Nashville, TN 37215** **File 201131759**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. KCM Affiant Subscribed and sworn to before me, this 23 day of December, 2020. Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 543636 DEEDQC
12/30/2020 11:46:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201230-0154664

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

QUITCLAIM DEED

Address New Owner: Warren Smith, IV and Katherine Smith 963 Draughon Avenue Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 118 09 0 208.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Warren D. Smith, IV and Katherine K. Smith, Trustees under Smith Marriage Trust dated February 7, 2020,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Warren Smith, IV and Katherine Smith, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 6 on the Part of Noel's Estate Yearwood Subdivision, of record in Book 1424, Page 48, and amended in Book 1627, Page 501, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Warren D. Smith, IV and Katherine K. Smith, Trustees under Smith Marriage Trust dated February 7, 2020 by Quit Claim Deed from Warren D. Smith, IV and Katherine K. Smith, of record in Instrument No. 20200508-0048023, in the Register's Office of Davidson County, Tennessee dated May 4, 2020 and recorded on May 8, 2020.

Being the same property conveyed to Warren D. Smith, IV and Katherine K. Smith by Warranty Deed from Michael Yarbrough and Sarah Yarbrough, husband and wife, of record in Instrument No. 20200310-0026709, in the Register's Office of Davidson County, Tennessee, dated March 2, 2020 and recorded on March 10, 2020.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December 2020.

Smith Marriage Trust dated February 7, 2020

BY: Warren D. Smith, IV, Trustee

BY: Katherine K. Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Warren D. Smith, IV and Katherine K. Smith with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Smith Marriage Trust dated February 7, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 23rd day of December 2020.

JORDAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 8, 2023

Notary Public

My Commission Expires: _____